

101 Ways to Invest with your Solo 401k

If you like Real Estate, consider...

Residential Real Estate

Individual apartment rentals	HUD homes
Individual Condo rentals	Wholesale purchases
Individual Townhouse rentals	Bank-owned/REO properties
Single-family home rentals	Residential REITs
Mobile home rentals	Public probate properties
RVs	"Sandwich lease" properties
Duplexes	Residential REITs
Single-family home flips	Residential developed land
Mobile home/RV flips	Residential undeveloped land
Foreclosures	Properties subject to "existing mortgage"
Tax liens	Turn-key real estate
Tax deeds	Vacation rentals

Commercial Real Estate

Apartment complexes	Doctor/medical offices
Condo complexes	Storage facilities
Townhouse complexes	Turn-key real estate
Mobile/motor home parks	Commercial REITs
RV parks	Commercial warehouses
Farmland	Shipping/distribution centers
Retirement home facilities	Shipping yards
Assisted living facilities	Airplane hangars
Hotels	Recreational facilities
Resorts (all-inclusive resorts included!)	Parking garages
Private parking lots	Undeveloped land
Private parking garages	Developed land
Office buildings	

If you like Alternative Assets, how about....

Micro Loans
Performing Notes
Non-Performing Notes
Equipment financing
Construction loans
Mortgages (commercial)
Mortgages (residential)
Private notes (secured)
Private notes (unsecured)
Personal loans (business)
Personal loans (individual)

IPOs
Blockchain
Hedge funds
Private placements
Venture capital investments
Gold & Silver (non-collectable)
Limited Partnerships (LPs)
C Corporations (C Corps)
Limited Liability Companies (LLCs)
Cryptocurrencies
Joint ventures
Oil/gas

Bitcoin
Life insurance
Equipment rentals
Movie productions
Theatre productions
Food trucks
Billboards/advertising
Online advertising
Judgements
Agreements
Royalty Interests
Futures

Account claims
Private stocks
Delivery vehicles
Factoring (accounts receivable)
Equity participation loans
Mining rights (oil and/or mineral)
Vacation entertainment rentals
Foreign Currency Exchanges (FOREX)
Auto finance loans
Corporate debt
Furniture rentals

Important!

Some of the above investments may trigger UBIT (Unrelated Business Income tax). Always check with your CPA prior to making any investments to ensure the best return on your investments!

And, there's always Traditional Investing

Stocks
Bonds
Annuities
Money Market
CDs
ETFs