

▶ 1031 EXCHANGE DEFINED

Section 1031 of the IRS tax code offers real estate investors one of the last great investment opportunities to build wealth and save taxes. By completing a 1031 Exchange, an investor (taxpayer) can defer the capital gains taxes recognized on selling investment property by reinvesting those proceeds into another like-kind investment property. The regulations that govern 1031 Exchanges are very specific and must be followed to have a successful exchange.

▶ REASONS TO EXCHANGE

- Defer Taxes: Federal, State, 3.8% Healthcare & Gain Due to Depreciation
- Diversify or Consolidate a Real Estate Portfolio
- Increase Cash Flow
- Switch Property Types (Land, Industrial, Multi-Fam, Office, Retail, Residential, Easements)
- Get Into Other Real Estate Markets (Exchange Anywhere within the U.S. & Territories)
- Build & Preserve Wealth
- Set Up Heirs for the Future (Estate Planning: Stepped Up Basis)
- Increase Purchasing Power

▶ IMPORTANT 1031 CONCEPTS

- Purchase Equal or Greater in Value (Less Non-Reoccurring Closing Costs)
- Use ALL of the Equity & Replace the Value of Debt
 - » Debt Can Be Replaced with New Debt, Seller-Financing and/or Cash
- Identify Replacement Property within 45 Calendar Days of the Close of Escrow & Complete All Purchases within 180 Calendar Days of the Close of Escrow
- IPX1031 Can Handle All Types of 1031 Exchanges, Including: Delayed, Reverse & Build-to-Suit
- Maintain the Same Taxpayer Throughout the Exchange
- Partnership & Related Party Issues
 - » IPX1031 Has Strategies to Assist

▶ WHY IPX1031

- | | |
|---|---|
| <ul style="list-style-type: none"> • Owned by Fidelity National Financial (NYSE: FNF) • Nationwide Locations • \$100M Fidelity Bond • \$30M E&O Insurance • \$50M Written Performance Guaranty | <ul style="list-style-type: none"> • Segregated Accounts • Knowledgeable Staff • Attorneys & Certified Exchange Specialists (CES®) • Full Service Qualified Intermediary • Superior Customer Service |
|---|---|

Please contact us for further information or to discuss your specific 1031 situation.

Teresa Fluegel, CES®

Vice President

Mobile 415.640.0794

teresa.fluegel@ipx1031.com

www.ipx1031.com/fluegel

