

1031 EXCHANGES

IPX1031 - YOUR 1031 RESOURCE



REASONS TO EXCHANGE

- Defer Taxes (up to 40% of the gain)
- Diversify or Consolidate a Real Estate Portfolio
- Greater Purchasing Power
- Increase Cash Flow
- Change Property Types (Residential, Multi-Family, Land, Industrial, Office, Retail, Easements)
- Expand into Other Real Estate Markets Nationally
- Build & Preserve Wealth
- Estate Planning for Heirs / Tax Strategies

IMPORTANT CONCEPTS

- Must initiate 1031 Exchange BEFORE the closing of the Relinquished Property (selling)
- In order to defer ALL taxes, purchase equal or greater in value
- Must use ALL net proceeds and replace the value of the debt given up
- From the closing of your sale, you have 45 days to identify Replacement Property and 180 days to close
- Maintain the same taxpayer throughout the exchange

YOUR 1031 RESOURCE

- ✓ Largest and most secure QI in the industry
- ✓ Quick document preparation for last minute closings
- ✓ Access to IPX team of legal, tax and 1031 experts
- ✓ IPX1031 facilitates all types of 1031 Exchanges: Simultaneous, Delayed, Reverse and Build-to-Suit
- ✓ IPX1031 works with your closers and advisor team to make the exchange process seamless
- ✓ Access to key industry information and updates
- ✓ Complimentary 1031 consultations
- ✓ Partnership and related party issues - IPX1031 has the information to assist your tax advisors

IPX1031 - THE BEST CHOICE FOR YOUR 1031

- Owned by Fidelity National Financial (NYSE: FNF), a Fortune 500® Company and the largest title insurance provider in the world
- Largest financial backing in industry: **\$100M Fidelity Bond | \$30M E&O Insurance | \$50M Written Performance Guaranty**
- Over 35 years in the Exchange industry
- Exchange funds held in segregated accounts
- Attorneys & Certified Exchange Specialists® to guide you and your team through the exchange process
- Full Service Qualified Intermediary with nationwide locations
- Available in your local markets to assist you and your advisors one-on-one

Please contact us for information or to discuss your specific 1031 situation. We look forward to being your 1031 resource!

John Lee, Esq.

VP, Account Executive

Mobile 914.272.5404 TF 877.230.1031

john.lee@ipx1031.com

www.ipx1031.com/lee

