

1031 EXCHANGES

IPX1031 - YOUR 1031 EXCHANGE RESOURCE



IPX1031 is your solution for your clients and customers interested in deferring taxes associated with their property sale.

Refresher: What is a 1031 Exchange?

If your customers are selling an investment property such as rental condominium units, apartment buildings, office buildings or shopping centers, they may be interested in utilizing at a 1031 Exchange. A 1031 Exchange offers real estate investors one of the last great investment opportunities to build wealth and save taxes. By setting up a 1031 Exchange prior to closing/escrow, a seller will defer the capital gains taxes and depreciation recapture typically due when property is sold. They simply need to purchase a new investment property of equal or greater value.

Does the Role of the Title Company Change When Closing/Escrow Includes a 1031 Exchange?

IPX1031 works with the seller before closing to set up the 1031 Exchange and, for the most part, closing/escrow is the same as if there was not a 1031 Exchange. However, there are a few differences. For example, the wire for seller's proceeds will be sent to a segregated 1031 account established by IPX1031. IPX1031 will provide the wire instructions and work with you to ensure that all wire verification protocols are followed.

Why IPX1031?

The regulations that govern 1031 Exchanges are very specific and must be followed by the customer in order to have a successful exchange. The Tax Code requires taxpayer to use a Qualified Intermediary, like IPX1031, to both facilitate and hold funds during an exchange. IPX1031 provides your customers the best of everything - guidance, expertise and industry leading security for their funds. IPX1031 will work with your customer to make the process easy and understandable.

IPX1031 - Your Industry Partner & Best 1031 Resource

IPX1031 is your 1031 solution with offices and teams across the country. Not only is IPX1031 the nation's largest 1031 Qualified Intermediary, IPX1031 offers the highest levels of security and assurances in the industry for customers' funds. Our team of over 130 professionals includes attorneys, accountants and former title company employees.

Offer your customers and referral sources the best in service with your trusted 1031 team. Please reach out to me with any 1031 questions or to schedule a seminar for your team or customers, or when we can help you provide 1031 solutions to your customers. We are a click or a call away.

IPX1031 - THE BEST CHOICE FOR YOUR CLIENTS' 1031

- National company owned by FORTUNE 500® Fidelity National Financial (NYSE: FNF)
- Over 35 years in the Exchange industry
- Largest financial backing in industry: **\$100M Fidelity Bond | \$30M E&O Insurance | \$50M Written Performance Guaranty**
- Attorneys and Certified Exchange Specialists® to guide you and your clients through the exchange process
- Segregated Bank Accounts
- Full Service Qualified Intermediary with nationwide locations
- Available in your local markets to assist you and clients one-on-one

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

Russell Marsan

Senior Vice President

Mobile 530.755.8355

russell.marsan@ipx1031.com

www.ipx1031.com/marsan

