

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!

**Rick Wittstock & Adrienne Salyer**

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