

1031 Exchange Highlights FNF AGENCY

IPX1031 | FNF AGENCY's 1031 Company

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 & Depreciation Recapture
- 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

Why IPX1031

- Owned by Fidelity National Financial (NYSE: FNF)
- Nationwide locations
- \$100M Fidelity Bond
- \$30M E&O Insurance
- \$50M Written Performance Guaranty
- Segregated Accounts
- Knowledgeable Staff
- Attorneys & Certified Exchange Specialists®
- Full Service Qualified Intermediary
- Superior Customer Service

312-223-2178

www.ipx1031.com

Important 1031 Concepts

- Any property involved in an exchange (Relinquished and Replacement) must have been held for investment or used for productive trade or business use
- It's imperative to have a Qualified Intermediary facilitate an exchange
- Purchase equal or greater in value (less non-reoccurring closing costs)
- Reinvest ALL of the equity and replace the value of debt
 - ⇒ Debt can be replaced with new debt, seller-financing or cash
- Identify Replacement Property within 45 Days of the close of escrow
- Complete ALL purchases within 180 days of the close of escrow

CLICK HERE TO
START AN
EXCHANGE



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