



POTENTIALLY DEFER UP TO 4 TYPES OF TAXES!

1031 EXCHANGES AT LEGACY TITLE EXCHANGE

WHAT IS A 1031 EXCHANGE?

Section 1031 of the tax code allows owners of investment or commercial real estate to sell the property without paying taxes on the gain from the sale, as long as the sale proceeds or exchange value is used to acquire like-kind replacement property for investment or business use. To realize the benefits of a 1031 Exchange, a property owner generally employs the service of a Qualified Intermediary (QI).

**THE REPLACEMENT
PROPERTY MUST BE
IDENTIFIED IN**

**45
DAYS**

**CLOSING OF THE
REPLACEMENT
PROPERTY MUST
OCCUR WITHIN**

**180
DAYS**

**FROM THE CLOSE OF
THE RELINQUISHED
PROPERTY**

AVAILABLE TO SELLERS WHO OWN INVESTMENT | RENTAL | COMMERCIAL PROPERTY
WHO WANT TO REINVEST THE PROCEEDS INTO ANOTHER "LIKE-KIND" INVESTMENT | RENTAL | COMMERCIAL PROPERTY

IDENTIFICATION RULES OF REPLACEMENT PROPERTIES

3 PROPERTY RULE

The taxpayer may identify up to three properties of any fair market value; OR

200% RULE

The taxpayer may identify an unlimited number of properties provided the total fair market value of all properties identified does not exceed 200% of the fair market value of the relinquished property; OR

95% RULE

If the taxpayer identifies properties in excess of both of the other rules, then the investor must acquire 95% of the value of all properties identified.

We are proud to offer you Qualified Intermediary services to help you navigate this complex process. Questions?: Speak with our Staff Attorney to initiate an exchange today!

For more information or to setup your 1031 contact Skye Tilson-Doheny

LEGACY
— TITLE —
E X C H A N G E

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