

1031

THE

— EXCHANGE COMPANY, LLC —

Build Wealth. Preserve What Matters.

SECTION 1031 EXCHANGES PROVIDE A WAY FOR INVESTORS TO RETAIN THEIR EQUITY AND INCREASE THEIR INVESTMENT PORTFOLIO.

If you are selling an investment property, think of how a 1031 Exchange may benefit you. The 1031 Exchange must be in place at or before the closing on your transaction. Call the experts at THE 1031 EXCHANGE COMPANY LLC and find out if a 1031 Exchange may be right for you.



LEVERAGE

By exchanging from a property where an investor has a high equity position, or one that is "free and clear," into a much more valuable property, an investor increases their returns. Larger value properties tend to produce more cash flow and provide greater depreciation benefits, thus increasing the investors' returns in the investment.



ESTATE PLANNING

Often a number of family members inherit one large property and disagree about what they want to do with it. By preplanning, an investor may exchange from one larger property into several smaller properties which can be designated to each particular heir. The heir can then either hold the property for appreciation or sell it after their inheritance.



DIVERSIFICATION

Diversification through exchanging can be key to increased yields and appreciation. Exchange into a different geographic region, such as exchange out of one apartment building in Dallas, Texas, for two additional properties, one in Phoenix, Arizona, and the other in Boston, Massachusetts. Changing property types is also another option, such as exchanging several single family units into a commercial property.



PRESERVATION OF EQUITY

A 1031 exchange allows you to defer capital gains taxes on the sale of your investment property. This is often viewed as an interest-free loan on taxes until the property is sold without the use of a 1031 exchange. By continuously exchanging from one property to the next, you can defer the taxes indefinitely and see dramatic increases in the value of your real estate through the retention of equity.



MANAGEMENT RELIEF

When diversifying into other types of properties, such as apartments, strip malls or commercial offices, investors are often alleviated from the burden of management. Professional management teams can handle the ongoing maintenance and day-to-day operations, allowing you more time to enjoy your life and family while still benefiting from the yields in your investment.



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