The only safe way to do a 1031 exchange

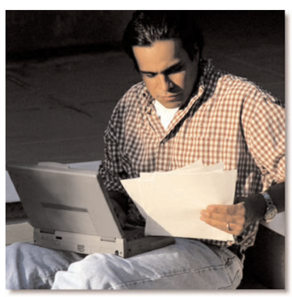
...Seatbelts for your money

an exclusive service available only to clients of The 1031 Exchange Experts

Only your mother cares more about your safety...

True 1031 Stories...

An Intermediary in Nebraska invests his clients exchange funds in Enron stock and loses all their money. A Qualified Intermediary in Hawaii transfers a chunk of his clients exchange funds to his personal account in Hong Kong. A QI in Minnesota day-trades with his client funds and goes bankrupt, and the judge orders former clients to return their own exchange funds to pay creditors!



Sound like a nightmare? It is! In every one of these cases, money parked in separate, or segregated accounts would have been protected. The judge in the last example made it clear that if segregated accounts had been used, the exchangers wouldn't have lost their money.

What Makes a 1031 ExpertExchange Different?

We understand that the security of your funds is your primary concern. It's ours too. This is one of the reasons we put each client's money in a separate account.

The Experts have always kept client money in segregated accounts. We believe it's the only way to protect your 1031 funds. As an added security measure, we've developed 1031Access so you can see the activity in your account, in real time, 24/7.

> **1031Access is great!** It gives me a boost in confidence.
>
> Brian L. Perkins, 1031 Investor
> East Brookfield, Massachusetts

From expert1031.com, 1031Access lets you see your specific account directly at the bank. You see what funds have come into your account, what has gone out, the interest your funds have earned and the current interest rate the bank is paying you now. You have true access, 24/7

The Risk of Commingled Accounts...

If your Qualified Intermediary pools all of its clients' exchange funds into a single, or "commingled" ac-count, those funds are at risk for a variety of reasons.

If your funds are held in a commingled account, you cannot trace or earmark your particular proceeds. Rather, they are legally considered funds belonging to the QI, meaning that your funds could be attacked by creditors of the QI in the event of a collection action, or if the QI files for bankruptcy. Your funds could also be at risk if legal or regulatory action is taken against any of the QI's other clients, since there is no separation of your funds from theirs.

A commingled account also makes it easier for a QI to use your funds for its own purposes. Dangerous