



*“What Do I Need to Know
About 1031 Exchanges...?”*

*“How Does
§1031 Work...?”*

*“What About
My Situation...?”*

**1031
The Experts**

have the answers to your questions...

**1031
True Stories...**

**1031
a ExpertExchange Different?**

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

*This is the BEST experience we have ever had dealing with finances! We'll definitely use **The Experts** again.*

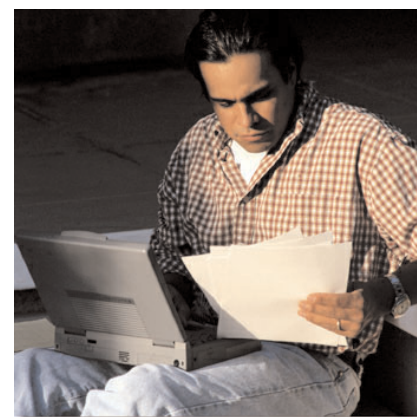
Katherine Sajda
Southbury, Connecticut

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.

What many QIs don't want you to know is that the exchange

industry is largely unregulated. Without standards, they can offer you little assurance of their training or qualifications. In fact, they will do little more in an exchange than fill in the blanks on generic forms.

*So how are
The Experts
different...?*



This was our first exchange. Everyone there was very helpful and made the whole transaction as easy as possible!

Michelle Lonergan
Fort Myers, Florida

*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

was protected. The judge in the last example made it clear that if segregated accounts had been used, the bankruptcy never would have happened.

*Your services were above
and beyond what I expected
from a 1031 Intermediary.*

John Tunks
Longmont, Colorado

*What Are the **IRS** Rules
for Exchanges...*



¹⁰³¹
The Exchange Experts are different because we always do *ExpertExchanges*; all our exchanges are handled by a team of CPAs, tax and accounting professionals. Choosing our licensed professionals ensures you that our team has passed rigorous testing in education, knowledge and ethical standards.

I've worked with other exchange companies—and wasn't happy. They CAN'T BEAT your service! I'll be coming back to The Exchange Experts!

Ronald Watson
Farmington Hills,
Michigan

published in trade journals across the country and are cited in national publications like **Forbes** and **Bloomberg's Wealth Advisor**. That's why *The 1031 Exchange Experts* are Setting the Standard for Exchange Security.

"...we stand behind our work, and in front of you, in the event of an audit..."

financial institution. AND your insured funds are kept in a segregated account (not co-mingled with the funds of other clients).

Second, we maintain a multimillion-dollar fidelity bond as additional security for your funds, and to assure you of our honesty and integrity.

¹⁰³¹ **Expert Security**

ExpertExchanges are protected by *1031SafeGuards* – a comprehensive safety system we designed to give you the security you need.

First, we place your exchange funds in a reputable, FDIC-insured

The Experts track my deadlines so I don't have to worry about them. My questions always get answered so I don't have to pay an attorney or CPA for advice!

Keren Bajaroff
Miami Beach, Florida



The IRS Rules for Exchanges...

You will need to follow six primary rules for your exchange to meet stringent IRS regulations:

1 Real Property Use. Both your old and new properties must qualify as investment or business use. If both properties pass this test, you can exchange nearly any type of real estate.

2 45 Day Identification Period. You have 45 days from the closing of your sale to list the properties you may want to buy. There are no exceptions to the deadline.

3 180 Day Exchange Period. From the sale closing date, you have 180 days to close on the purchase of one or more properties from the 45-day list. Again, there are no exceptions to this deadline.

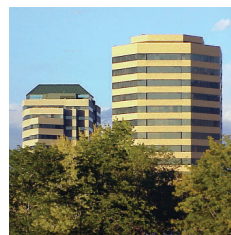
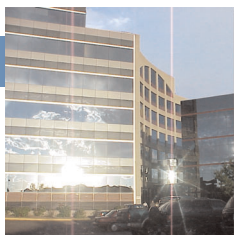
4 Qualified Intermediary (QI). The IRS mandates that you use a QI to prepare the legal documents for your exchange. The QI must also hold your money, so that you do not have access to it. A segregated account is the only safe way for a QI to hold this money.

5 Proper title holding. You must purchase and take title to your new property exactly as you held title to your old property.

6 Reinvestment Requirement. To defer all of your capital gain tax, you must buy a property equal or higher in value than the one you sold. Also, you must reinvest all of the cash proceeds from your sale.

The regulations, court cases, and IRS rulings that apply to your exchange are ever-changing. It is important to choose a QI like **The 1031 Exchange Experts** that understands these laws, and carefully monitors new legal developments.

Finally, with *1031AuditShield* we stand behind our work, *and in front of you*, in the event of an audit. If the IRS challenges your exchange, our CPAs, tax and accounting professionals will defend your exchange in the audit at no additional charge.



How Can I Get Started?

All it takes is a phone call or e-mail, and **The 1031 Exchange Experts** will go to work for you. We are ready to provide further information and answer any of your questions.

Thank YOU for your courteous and prompt service—I was impressed! I am so confident in you I am going to recommend you to all my friends (I want them to be as happy as I am).

Maria Bernardi
Venice, California

*No other QI in the industry offers you the expertise, service, and protection of the **ExpertExchange!***

1031 *Here's How the ExpertExchange Works:*

- Our experts consult with you on how to best structure your exchange – always considering your particular situation.
- We meticulously document your exchange to meet all IRS requirements.
- We coordinate with your Realtor®, attorney, CPA and closing agent to properly complete the exchange.
- We keep everyone informed at critical points throughout the process with our exclusive *1031TouchPoints* program.

Find Out More About Our Services:

**Nationwide,
Toll-free: 866-694-0204**

Visit us at:

www.expert1031.com

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1031
The Exchange Experts^{LLC}

National Qualified Intermediaries

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