Exchange

Once an exchange is determined to be beneficial, the client (Exchanger) assigns their interests in the sales contract to .



is now the Seller.

Proceeds from the sale are held by a qualified escrow agent and are 100% insured



notifies client (Exchanger) of their 45 day identification date and their exchange end date. The replacement property(ies) is assigned to 3.

Client (Exchanger) decides to sell investment property. Exchanger consults with on benefits of a 1031 exchange to determine best strategy.





Client (Exchanger) received replacement property and goes from dead to deed and does not have constructive receipt of the funds.



DAY 0 DAY 45

DAY 180

IDENTIFICATION PERIOD

45 day period to identify property

EXCHANGE PERIOD

Exchanger must close on replacement investment property within 180 days of the closing date of the property that was sold.