

1031 Tax Deferred Exchange

Top 10 Reasons and Benefits

Exchange from property which cannot be refinanced, such as land, to improved property which will support a new loan, gives an investor the ability to obtain cash; perhaps to buy more property.

Exchange from cash flow property to property with a faster rate of appreciation for investors who do not need cash, but wish to build their estate.

Exchange from a property with high debt service payments for property with lower payment or lower interest.

Exchange for a property that is easier to sell.

Exchange to adjust lifestyle. For example, exchange for a property requiring reduced management effort for the retiree who wishes to travel or move.

Exchange from many smaller properties to a larger building to consolidate ownership benefits.

Trading from a larger property into smaller buildings to divide an estate among several people or to improve liquidity.

Trading from a high appreciation property, such as a house or apartment, to a high cash flow property, such as a retail store, creates cash flow for retirement.

Trading to convert the nature of the investment. For example, trade from an investment house to a small medical building for the doctor who wishes to practice in a building he owns.

Trading from non-productive land to improved property can also create cash flow.

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