**Subject: 1031 Tax-Deferred Exchanges**

If you currently own an investment property and want to sell you may have to pay a tax on the gain at the time of sale. The IRS code 1031 provides an exception and allows you to postpone paying tax on the gain if you reinvest the proceeds in a similar property as part of a qualifying like-kind exchange. The gain is tax-deferred but not tax free.

This exchange does not have to be a simultaneous swap of properties, but there are strict timelines and guidelines to which you must adhere. To learn more contact your CPA or tax attorney and visit:

https//www.irs.gov/uac/like-kind-exchange-under-irc-code-section-1031

There are other tax benefits you may receive when you own an investment property such as depreciation, the ability to write off expenses and the ability to exchange up one day.

To find out if it’s time for you to buy your first or next investment property, contact me at the number above to arrange you FREE and confidential investment consultation.

Warmly,

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