

1031 ADVISOR

Serving the Professional Advisors to Real Estate Clients since 1989



Stephen L. Robison, J.D., LL.M.

Providing tax advice on like kind exchanges. Strategic Property Exchanges, LLC serves as Qualified Intermediary on Section 1031 Exchanges, including forward, reverse, and parking arrangements.

For more information Contact us at 4500 Cooper Road, Cincinnati, Ohio 45242
Tele 513-412-3483 or email at steve@robisontaxlaw.com

1031 Advisor is focused on helping you discover, develop and identify ideas to win clients by reducing their taxes and increasing their wealth.

WHAT IS A “REVERSE EXCHANGE” AND HOW CAN IT WORK FOR YOUR CLIENT?

The most rewarding area of law is where we are able to solve problems for clients. Reverse Exchanges represent an area in which real estate attorneys and tax attorneys can assist clients in meeting their goals. Reverse Exchanges are ideally suited where:

- ◆ A real estate investor has the inability to identify suitable property within the 45 days and acquire such property within the 180 days
- ◆ An investor must close on the replacement property before the sale of the relinquished property
- ◆ The real estate investor wants the purchase side of the exchange tied down before the sale of the relinquished property
- ◆ The client’s business needs requires immediate purchase and/or improvement of the replacement property followed by the sale of the existing property once the client has moved in to the replacement property
- ◆ A client is looking for a unique property and must acquire it when available, such as bank foreclosures or other types of properties
- ◆ A client who does not

know when the existing property might sell because of various issues.

The mechanics of a Reverse Exchange are as follows:

- ◆ The Exchange Intermediary and the Investor enter into a Reverse Exchange Agreement
- ◆ The Exchange Intermediary must be an unrelated party
- ◆ The Exchange Intermediary must not be the taxpayer’s agent, attorney, accountant, family member, or business associate

- ◆ The Exchange Intermediary can acquire and hold the replacement property for up to 180 days

- ◆ The property to be sold must be identified within 45 days

- ◆ The IRS Ruling permits all kinds of dealings between the investor and the Exchange Intermediary including, loans, guarantees, leases, and management of the property on non-arm’s length basis. For more information, stayed tuned or call our office at (513) 412-3483 or email at steve@robisontaxlaw.com



The above graph depicts what types of property are “Like Kind”.