

1031 ADVISOR

Serving as Qualified Intermediary to Professional Advisors and their Clients since 1989



Stephen L. Robison, J.D., LL.M.
Strategic Property Exchanges, LLC serves as Qualified Intermediary on Section 1031 Exchanges, including forward, reverse, improvement, personal property exchanges and parking arrangements. Tax opinions are included with all 1031 exchanges.

For more information or advice on potential 1031 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.

The IRS and 1031 Exchanges

- **Tax Audits are on the Rise; Including the Scrutiny of Section 1031 Exchanges.** IRS audits of wealthy taxpayers and their business has increased by 50% over the last two years, a level not achieved since 1998. In my recent experience IRS agents are now scrutinizing Section 1031 Exchanges rather than glossing over the exchanges as they have in the past. This is based on a nonpublic directive from IRS management issued during 2005. The IRS can impose penalties on both the taxpayers and their advisors, as well as their firms, for defective Like Kind Exchanges.
- **IRS Highlights Section 1031 Exchanges in their Nation Wide Tax Forums and Seminars.** In an effort to discourage and deter noncompliance the IRS is providing seminars on the most current issues facing the tax professional community including Like Kind Exchanges. We at **Strategic Property Exchanges, LLC** provide, free of charge, a variety of seminars on Real Estate Tax Issues and Like Kind Exchanges. Please contact us to provide a seminar for your firm or clients. In addition, we provide through various accredited educational agencies, seminars throughout Ohio, Kentucky and Indiana. See our website for updates.
- If you have any clients who are **Foreign Nationals** planning a Section 1031 Exchange, make sure that we get involved as soon as possible to cut through the considerable red tape under FIRPTA.

Personal Property Exchanges

- **Personal Property Exchanges: New Twist on an Old Idea, Saving Taxes in Different Places.** Like-Kind Exchanges are an effective investment strategy for nearly all personal property, including aircraft, fleet vehicles, licenses, patents, franchises, autos, artwork, and other collectibles. The good news for those taxpayers who reinvest through a Section 1031 Exchange is that the tax they are deferring is LARGER because the rate of taxes on Personal Property Exchanges tends to be much higher.

While the range of real property that can satisfy the "like kind" requirement is fairly broad, the rules are more rigorous for personal property exchanges.

The regulations state that personal property will meet the "like-kind" requirement if it is of the same general asset class, or the same product class. In addition, the requirement can be met if the assets are deemed to be of "like-kind" under general principles.

These exchanges require a high degree of expertise. Let us at **Strategic Property Exchanges, LLC** guide you through the rules on Personal Property Exchanges and let us explain our iron clad **Section 1031 Guarantee** for you and your clients.