



ALASKA EXCHANGE CORPORATION

Professional Intermediary for IRC Section 1031 Tax Deferred Property Exchanges

Is Your Buyer/Seller a Good Candidate for 1031?

Is your Buyer/Seller planning to reinvest in real estate?

If Yes: They need to consider the option of a **1031 Exchange**.

Is this a primary residence or investment property?

If this is a **primary residence** the taxpayer may qualify for the Primary Residence exemption (Section 121) up to \$250,000 for single and \$500,000 for married.

If this is **investment/rental/or business use** property it automatically qualifies for Section 1031 treatment. Please make an appointment with **Alaska Exchange Corporation** to discuss your options.

Has it been a primary residence 2 of the last 5 years?

If yes: The taxpayer may still qualify for the non-taxable primary residence exemption under Section 121.

If no: Please call **Alaska Exchange Corporation** to discuss your options.

How long has the taxpayer owned the property?

If they hold the property 12 months or more prior to the sale of that property, they will be paying 18-20% in capital gains **plus 25% in depreciation (whether or not they took the depreciation)**.

Is this a duplex/tri-plex/four-plex etc., that the taxpayer is living in?

If Yes: A portion would be non-taxable under the primary residence rule. It would be a **partial exchange** on the investment/rental usage.

Is your Buyer/Seller liable for capital gains?

Yes, most likely, but will they pay now or “defer” the gain?

Does your Buyer/Seller know how much they will pay the IRS if they “**do not**” participate in an Exchange?

Please contact **Alaska Exchange Corporation** to discuss **Exchange Strategies**.

Copyright © 2011. Alaska Exchange Corporation. All rights reserved.

Mail: P.O. Box 240285, Anchorage, Alaska 99524
Physical: 3801 Centerpoint Drive Suite 102, Anchorage, Alaska 99503
Toll Free: 1-888-611-1031 • *Phone:* 907-274-1031 • *Fax:* 907-563-7790
Email: 1031@GoAEC.com • *Website:* www.GoAEC.com