



Your Guide to 1031 Exchanges

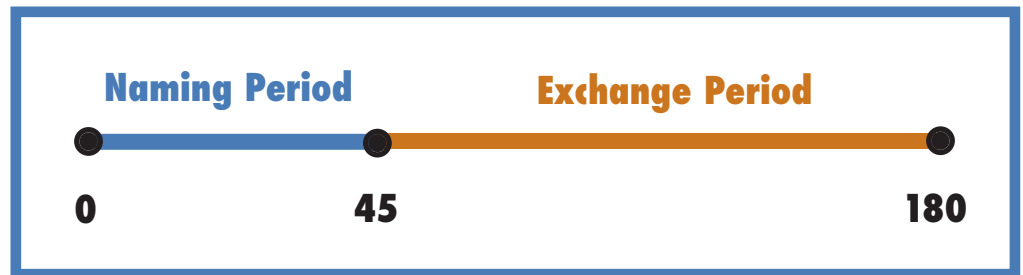
We make it easy.

- **Complete a 1031 exchange to defer capital gains tax**
- **Receive potential tax-sheltered income**
- **Diversify your current holdings into several properties**
- **Institutional quality properties**
- **Avoid the management headaches of real estate ownership**

How the Process can Work for You

Complete a 1031 Exchange

Section 1031 of the Internal Revenue Code allows for the deferral of all capital gains tax when investment property is sold and the proceeds are reinvested in “like-kind” property. “Like-kind” property includes all property held for productive use in a trade or business or held for investment. By deferring taxes and preserving capital through a 1031 exchange, investors are able to use all proceeds for purchasing their replacement property.



Keys to a Successful Exchange*

Successful completion of a 1031 exchange is not an easy task. The time frames are very strict and the replacement property must meet several guidelines. The overall process must be completed correctly or investors face suffering potential adverse tax consequences.

- Investors must deposit the net proceeds from closing on the relinquished property in a qualified escrow account and must never receive control of the funds.
- Both the equity and the relinquished debt must be replaced for complete tax deferral.
- The replacement property must be identified within 45 days from closing on the relinquished property.
- Investors must acquire the replacement property within 180 days from closing on the relinquished property.
- Multiple replacement properties can be considered “like-kind” to each other, e.g. apartments exchanged for raw land, office for retail, industrial for shopping centers.

*Investors should always consult with their own tax advisor before completing a 1031 exchange.

Replacement Property Options

Alta Exchange Group works to assist investors through the 1031 exchange process to find the desired replacement property. With access to over 60 different institutional real estate firms and agreements with oil and gas providers throughout the country, we truly have the largest variety of quality replacement property anywhere.

Tenant-In-Common (TIC) Ownership

The most common form of replacement property is a TIC interest in an institutional quality property. These assets include multi-tenant office buildings, shopping centers and large apartment complexes. TIC's are offered only to accredited investors who receive an undivided fractional interest in the property.

Preferred Equity Program

Investors who wish to have sole ownership of their replacement property can work through our preferred equity program to complete their exchange. These offerings have high quality tenants and are located in fast growing markets throughout the country. These offerings are available to investors who have at least \$1.0 million of equity to be placed.

Oil and Gas Royalty Interests

One of the newest structures available for replacement property in a 1031 exchange are royalty interests in oil and gas. They allow investors to diversify their real estate holdings while deferring capital gains taxes. Oil and gas royalty interests also have an active secondary market, which provides greater liquidity than direct ownership of real estate.



Alta Exchange Group strives to help all investors find the best solution for their 1031 exchange replacement property needs. We have a thorough understanding of IRC §1031 and extensive experience in the tenant-in-common (TIC) industry, so you can feel confident that you're dealing with the experts. Alta Exchange Group is the first call you should make to complete your 1031 exchange. Visit AltaExchangeGroup.com or call 920-540-1072 for more information.



We make it easy.

Armed with the latest information and industry experts on our side, we really do make it easy for you to invest with confidence. A 1031 exchange can be an incredibly difficult and very time consuming process. With the experience and understanding of the current market, let us help simplify your exchange. For more information regarding solutions to your 1031 exchange needs, feel free to contact us anytime.



AltaExchangeGroup.com

920-540-1072

This material does not constitute an offer to buy or sell any security. Such offers can only be made through a private placement memorandum or prospectus. There are significant risks associated with 1031 Tenant in Common investments. Please consult with your tax or legal professional if considering a 1031 investment. An investment in a drilling program is suitable only for investors of substantial financial means who have no need for liquidity of their investment and who expect to be able to utilize substantially all of the available benefits. There can be no assurance that the investment objectives described will be attained. Registered Representative of and securities offered through Berthel Fisher & Company Financial Services, Inc. (BFCFS) Member FINRA/SIPC. OSJ Office: 701 Tama Street, Marion, IA 52302. 1-800-356-5234 Alta Exchange Group is not affiliated with BFCFS.