

# 1031 Exchange Services

## Why LandAmerica 1031 Exchange Services?

The selection of your qualified intermediary (QI) is crucial to the success of your exchange. The vast majority of QIs provide inadequate financial guaranties or security for the net proceeds of your sale. We back our documents and provide 100% security of your funds at no additional cost through a guaranty by our parent company, LandAmerica Financial Group, Inc.

LandAmerica 1031 provides sound documentation and the services of highly skilled exchange professionals and legal staff covering all 50 states.

As a member of LandAmerica Financial Group, Inc., we have unparalleled financial strength and the resources to guide your transaction to a satisfactory, tax-deferred outcome. We service every type of exchange: deferred, build-to-suit, front and back leg reverse, and even personal property.



## Strength and Security

LandAmerica is a premier provider of commercial and residential real estate transaction services including title insurance, valuation services, assessment, flood certification, tax payment services and more. The individual and combined financial strength of each of the operations within LandAmerica is reflected by high financial ratings from Standard & Poor's, Demotech and Fitch ratings services.

LandAmerica 1031 Exchange Services cannot advise the owner concerning specific tax consequences or the advisability of a tax-deferred exchange for tax purposes. We recommend that anyone contemplating an exchange seek the advice of an accountant and/or attorney.



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- Security of Funds
- Sound Documentation
- Superb Professionals



# 1031 Exchange Services

## Powerful Tax Tool

With the potential for substantial tax savings in every transaction, tax-deferred exchanges have become a necessary procedure for owners of business and investment property of all types and sizes.

Eligible properties include commercial and residential real estate, qualified leaseholds, home offices, business vehicles, aircraft, boats, trucks, tractors, trailers, buses, factory equipment, FCC licenses, livestock and more.

Section 1031 of the Internal Revenue Code allows up to 100% deferral of the realized gain. This includes the capital gain plus the accumulated depreciation recapture. For investors large and small, there is no other provision in the tax code which favors this magnitude of tax deferral.

## Reasons for Exchanging

- Change the type of property you own
- Consolidate
- Diversify
- Accommodate life transitions
- Relocate
- Change tenants
- Transition from maintenance-intensive property to professionally managed property
- Improve your investment performance

## Who Can Exchange?

- Corporations
- Partnerships
- Individuals
- Limited Liability Companies
- Trusts
- Foreigners who own U.S. property

If you're a business or investment property owner interested in deferring capital gain taxes, then you should consider a 1031 Exchange.

## How Does It Work?

At LandAmerica, we've made it easy for you. Just follow these steps:

### Step 1: The Contract

You sign the contract to sell your existing business or investment property (relinquished property).

### Step 2: The Contact

When escrow is opened on the relinquished property, but before the property is transferred, you contact LandAmerica 1031 to set up and execute the 1031 Exchange Agreement.

### Step 3: The Closing

At transfer of the relinquished property, the net sale proceeds are delivered to LandAmerica 1031, which assumes complete control of the net proceeds.



### Step 4: The Identification

You use the forms provided by LandAmerica 1031 to notify us in writing of the identified replacement property(ies) within 45 days of the transfer of the relinquished property.

### Step 5: The Acquisition

You close escrow on the replacement property(ies) within 180 days from the transfer of the relinquished property, or the due date of your federal income tax return, whichever is sooner.

For more information, and outstanding intermediary services, please contact our exchange professionals toll free at 866-682-1031.

