

1031 EXCHANGE INSIGHTS

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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 call 513-412-3483 or email at steve@robisontaxlaw.com

STEVE'S TOP 5 1031 EXCHANGE BLOOPERS FOR THE MONTH ¹

-  You cannot sell your apartment building and use the proceeds to purchase your existing home from yourself.
-  A partnership should not transfer the real estate to the individual partners right before the closing.
-  A real estate owner should not borrow against the property to be sold right before the closing.
-  If you are going to escape the US to avoid taxation, make sure you sell your US property first.
-  To avoid taxation on your gain, you have to reinvest the entire sale price, not just the profit on the sale.

WHY DO YOU NEED A TAX OPINION FOR YOUR 1031 EXCHANGE?

As we know, the IRS is on the warpath regarding those super rich guys and their slick tax advisors. The IRS has increased the tax penalties for the taxpayers and for their advisors over the last 18 months. In addition, they have included a broad list of those transactions which they feel are "under scrutiny". Guess what? Section 1031 exchanges are now "tax shelters".

What does that mean to you and me? It means two things: first, that when you do an exchange you make sure that your 1031 exchange intermedi-

ary is a [real] expert, and secondly, that he can guarantee that your 1031 exchange is correct.

That's where our tax opinion comes in. Our tax opinion guarantees to the IRS that your Section 1031 exchange is a valid iron-clad 1031 exchange and they can go bother someone else. This opinion can only be provided by an actively practicing tax attorney and not by title companies, financial planners, accountants or real estate attorneys. Fortunately for you and your 1031 exchange, I am a Board certified Tax Specialist

and have been an actively practicing tax attorney for 20 years. We provide tax opinions as part of our full service for investors purchasing and selling investment property was a 1031 exchange.

Call Strategic Property Exchanges LLC for your next Section 1031 Exchange! Let us walk you through the exchange process with confidence. Call Steve Robison, Esq. at 513-412-3483 or Dee Schoenung at 513-412-3481 for a 1031 Exchange Brochure and details on how to get started.

Coming Next Month

How can a 1031 Exchange benefit you?

¹The Facts have not been changed to protect anyone