

**pacific
financial exchange
corporation**



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offices*

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officers

EARL M. SALTER, E.A.
President
Chief Financial Officer

RICHARD CAVISH, CES®
Certified Exchange Specialist®



- BONDED -

PACIFIC FINANCIAL EXCHANGE CORPORATION

A California Corporation with business directions limited to the exchange of Real Estate under the laws of the Internal Revenue Service Code, Section 1031 and State of California Code, Section 24941.

Earl M. Salter, EA, Real Estate Tax Specialist, developed Pacific Financial Exchange Corporation solely for the application of Tax Deferred Exchanges under Section 1031.

The methods used to determine applicability of tax-deferrals differ from one exchange to another. Therefore, agreements between Pacific Financial Exchange Corporation and "Exchangers" are constantly being up-dated and tailored to meet the ever-changing procedures and requirements of the Internal Revenue Service. These changes are made under the direction of Mr. Salter, EA, IRS Enrolled Agent, licensed to practice before the IRS. Mr. Salter has over 30 years of experience dealing with the IRS concerning various tax problems for taxpayers. He has successfully defended several taxpayers at the audit and appeals level to determine the validity of the exchange agreements and procedures used in exchanges.

With Mr. Salter's experience, Pacific Financial Exchange Corporation has been able to compile one of the most comprehensive tax-deferral Real Estate Exchange programs available.

Revised 05/31/14

TAX DEFERRED EXCHANGES

Due to the inflationary spiral, along with the deduction of depreciation upon the value of real estate, many investors are faced with enormous capital gains upon the sale of their investment property. Whereupon, the question arises as to the method one can utilize the disposition of investment property without realizing capital gains.

Section 1031 of the Internal Revenue Service is the answer. Section 1031 provides that "no gain or loss shall be recognized if property held for productive use in trade or business, or for investment, is exchanged solely for property of a like-kind to be held either for productive use in trade, business, or for investment."

The wording of Section 1031 tells us that "like-kind" means of a similar nature as long as both the property given up and the property received are used in the Sellers trade or business. It is immaterial what the buyer does with your property he or she acquires.

The biggest problem confronting the taxpayer desiring to exchange property was that the potential buyer of the taxpayer's property owns no property that the taxpayer wishes to receive in exchange.

Therefore, a transaction so-called "three-corner" exchange evolved. The Tax Court has agreed that this is an exchange within the meaning of Section 1031. e.g., Alderson vs. Commissioner, 317 F. 2d 790 (9th Cir 1963) State of California rev. 38 T.C. 215 (1962).

The courts have also agreed, that "It is immaterial that the exchange was motivated by a wish to reduce taxes". Mercantile Trust Company of Baltimore et al. Trustees vs. Commissioner, Supra at 87.

One of the most publicized court cases to support Section 1031 was the "Starker" Case, U.S. T.C. No. 77-2826. This paramount decision allows a contractual purchase of property for a future exchange. In other words, there does not have to be a simultaneous closing of escrow as long as the proceeds do not come under the control of the seller.

Therefore, Pacific Financial Exchange Corporation will hold the proceeds of the sale until a suitable property of "like-kind" can be found.

The legal basis for this transaction can be found in; F.B. Biggs vs. Commissioner 69 T.C. No. 78 (1978), T. J. Starker vs. Commissioner 77-2 U.S. T.C. No. 9512, Leslie Q. Coupe 52 T.C. No. 394 (1960).

On May 1, 1991, The Department of Treasury published regulations 1.1031(b)-2 and 1.1031(k)-1 on deferred exchanges. The regulations adopted a more liberal approach to deferred exchanges. The regulations created four safe harbor rules. Compliance with the safe harbor rules will preclude a taxpayer from actually or constructively receiving money or property, between the transaction of disposing of relinquished property and the transaction acquiring the replacement property.

To prevent actual or constructive receipt of money or property from the seller, Pacific Financial Exchange Corp., a California Corporation, will act as a "Qualified Intermediary" as set forth in the safe harbor regulations.

These are only a few cases involving application of I.R.C. 1031. We advise you to discuss these and other cases with your Tax Advisor and or your Attorney prior to entering into this or other similar transactions.

The legal basis for this transaction can be found in; F.B. Biggs vs. Commissioner 69 T.C. No. 78(1978), T. J. Starker vs Commissioner 77-2 U.S. T.C. No. 9512, Leslie Q. Coupe 52 T.C. No. 394 (1960).

Section 1031 (a) (3) (B) OF INTERNAL REVENUE CODE

Seller, "Exchanger", must locate suitable like-kind property within 45 days of the close of transfer of exchange property in order to comply with the like kind exchange rules under 1031 (a) (3) (B). Also, Seller, "Exchanger", must be aware that no more than 180 days from the date of the transfer of the property relinquished in the exchange, will be allowed for acquisition, or after the due date (including extensions) of the transferor's tax return for the year in which the transfer occurred, whichever deadline occurs first. However, no more than 180 days will be allowed for the Seller, "Exchanger", to acquire his or her acquisition property.

If the property you acquire within the 180 day period is not one of the properties that you identified within the first 45 days, your exchange will be disallowed.

Identification for tax purposes must be made in writing which must be submitted to the Accommodator by mail or fax machine, on or before the 45th day.

In order to have a **complete** tax-deferred exchange, you must comply with the following:

- 1) Sale price of the acquisition or acquisitions of property or properties must be equal or more of the sale price of the sale property.
- 2) Mortgage or mortgages on acquisition or acquisitions of property or properties must be equal or more of the mortgage on the property given up.
- 3) No Notes or Trust Deeds should be carried back. (If a note is carried back, it must go into the name of the Accommodator until the transaction has been completed and then transferred back to taxpayer).
- 4) No cash should be taken out of the exchange funds.

If any one or all of the four above are not complied with, the difference is taxable.

Pacific Financial Exchange Corp. charges a minimum fee of \$750.00 for a complete 1031 exchange transaction. Our fee may include interest earned and may increase depending upon the complexity of the exchange, gross selling price, or gross proceeds received from the transaction. This fee also includes any Tax Consultation necessary to complete the transaction. All Exchange forms are presented to escrow completely prepared including all necessary amendments.

As an added bonus, Mr. Salter, who is licensed by the U. S. Treasury Department as a Tax Expert, will represent you in the event of an audit pertaining to the exchange.

Our fee will not be due until all transactions have been completed and all monies disbursed.

A fee of \$750.00 may be assessed due to a cancellation.

Please do not hesitate to contact our office if you should have any further questions.

Reverse 1031-Exchanges
Rev Proc 2000-37, 2000-40

For transactions after September 14, 2000 new safe harbor rules were created for "Reverse" Like-Kind Exchanges.

IRS will not challenge the qualification of property as either replacement or relinquished property, or the treatment of the Exchange Accommodation Title holder as the beneficial owner of either type of property, if the property is held in a "Qualified Exchange Accommodation Arrangement" (QEAA).

The agreements used to facilitate a "Reverse" Exchange are considerably different and more complex than those used for the standard "Delayed Exchange". The method is described as follows:

PFE II, will establish a Corporation in the State the property is located in ("Exchange Accommodation Titleholder" or "E.A.T"). The taxpayer/exchange ("Exchanger") and the E.A.T. will enter into a Real Estate acquisition a "Qualified Exchange Accommodation Agreement" ("QEAA"), the E.A.T will agree on certain terms, to acquire the property, which the Exchanger wishes to use as it's

"Replacement Property" in the tax deferred 1031 exchange and to transfer the replacement property to Exchanger at such time as Exchanger has sold the "Relinquished Property" to a third party buyer.

The Exchanger will assign to the E.A.T all of its contractual rights to purchase the replacement property, and the E.A.T will close escrow and acquire the replacement property. The title to the replacement property will be vested in the E.A.T. The Exchanger's relinquished property will be sold pursuant to the first phase of a "Delayed Exchange" using a qualified intermediary ("QI"). This property must be identified within 45 days of the E.A.T agreement and closed within 180 days. The "QI" proceeds from the sale of the relinquished property will be used to purchase the replacement property from the E.A.T. The E.A.T. will deed the replacement property directly to the exchanger, which will complete the exchange.

Acquiring Property Outside California

California AB 92

The California Legislature passed Assembly Bill 92 in June 2013.

AB 92 will require a reporting of resident and nonresident taxpayers who engage in 1031 Exchanges of California property into a replacement that is outside of California. This will take effect on all exchanges that occur on or after January 1, 2014. Taxpayers are required to file an information return for the year of the exchange and every year thereafter with tax due on the originally deferred California gain where the taxpayer sells the replacement property or fails to file the information return.

There are many problems that arise from this bill because it will require non-residents trading from California property into non-California property to compute and track California sourced gain. The extent of this required filing is broad and is likely to be controversial and possible challenge when enforcement of filing begins in 2015.

FTB Pub 1100

Rev & TC §§ 18032 and 29453

FIVE MISCONCEPTIONS OF 1031 EXCHANGES

1. **In order to complete a 1031 Tax-deferred Exchange, a taxpayer has to find someone to "swap" a property with.** Originally, prior to 1970, taxpayers would exchange property as "you give me your property, I will give you my property". After 1970 with the "Starker" Exchange and with the use of a third party called an "Accommodator", properties are exchanged for other property. Most Exchanges are structured like a sale with the use of an Accommodator allowing for a subsequent purchase.
2. **A taxpayer seeking to exchange property has to buy the exact same type of property he is selling in order for it to be considered a "like-kind" exchange.** As long as both the property to be sold and the property to be purchased are held for productive use in a trade or business, or for investment purposes, taxpayers are free to purchase whatever type of property they want. For example, a taxpayer can sell an apartment building and exchange it for an industrial warehouse. Income producing property such as rental income can be exchanged for non-income producing property. Zoning is not an issue. California conforms to most IRS rules on Exchanging.
3. **Taxpayers must complete the 1031 exchange in one completely simultaneous transaction.** Simultaneous or concurrent closings are no longer recommended. Klein vs Comm. 66-TCM, 1115 1993 has allowed IRS to disallow concurrent closings. By virtue of a favorable ruling to the taxpayer in the now famous case of Starker v. United States in 1979, taxpayers have the ability to complete an exchange on a delayed basis so long as they purchase replacement property within 180 days of selling their first relinquished property. Other structures, including reverse exchanges and improvement exchanges, afford taxpayers other types of flexibility during the exchange time frame.

4. **Taxpayers must use all the proceeds from the sale of their relinquished property to purchase replacement property.** In order to have a completely tax-deferred exchange a taxpayer must follow three essential steps: (1) buy replacement property where the value is equal to or greater than the value of the original relinquished property; (2) use all of the original equity realized from the sale to purchase a replacement property; and (3) obtain equal or greater financing on the replacement property as was paid off on the relinquished property at the time of its sale.

However, while those are the rules for a complete deferral, a taxpayer may violate any one of them and complete a partial deferred exchange. For example, a taxpayer who seeks to buy a replacement property of a lesser value, or with less financing, will recognize a capital gains tax on that amount not reinvested in the new property. Simply put, taxpayers can buy replacement properties for a lesser amount and put cash in their pocket, so long as they don't mind paying some taxes.

5. **I don't need a qualified intermediary. I can simply have my attorney or accountant hold the sale proceeds until the replacement property is purchased.** A qualified intermediary is essential to completing a valid delayed exchange. Basically, the IRS disqualifies any person or entity from acting as an intermediary, if that individual has had an existing business relationship with the taxpayer within the past two years.

Although that statement is somewhat broad, some parties who may be considered disqualified parties are the taxpayer's relatives, attorney, accountant and real estate broker. The IRS provides that neither the taxpayer, nor any disqualified person, or entity, can come into receipt of the exchange funds nor during the exchange, or the exchange will be void. Using a well-established qualified intermediary enables a taxpayer to avoid situations that might void an otherwise valid exchange. It is also a good practice to research the expertise and security of the qualified intermediary.

FREQUENTLY ASKED QUESTIONS REGARDING 1031 TAX DEFERRED EXCHANGES

- Q 1. Can I exchange my investment property and defer taxes by investing the money into other property I already own?
- A 1. No.
- Q 2. Can I exchange my investment rental property for non-income producing property?
- A 2. Yes.
- Q 3. Can I exchange my residential rental for Commercial Property?
- A 3. Yes.
- Q 4. After I complete my exchange, how long must I hold the new property before selling?
- A 4. No Holding period. However, be aware of Dealer property status. IRS will look at each transaction and make a determination based on the facts and circumstances on a "Case by Case" basis.
- Q 5. How long must I wait to make my exchange property my personal residence?
- A 5. If your intentions at the time of the exchange were to occupy this property as personal residence, IRS will disallow the exchange. Intent is the key. You should not move into the property before two years. If you eventually move into the exchange property, you must wait five years from the time of purchase to take the \$250,000.00 exemption.
- Q 6. Is there an extension of time on the 45 day identification period or the 180 day time frame?
- A 6. No.

- Q 7. Can I receive the interest on funds held by the Accommodator, without jeopardizing my exchange?
- A 7. Yes. Taxation Budget #95 May 15, 1990.
- Q 8. Can I defer taxes by using the proceeds from my exchange, to build or develop other property I do not own?
- A 8. Yes, however, there are special circumstances. 1031(k)-1(e)(1)
- Q 9. Can I defer taxes if I acquire my new property before I sell my old property?
- A 9. Yes, this is a Reverse Exchange. Ask about fees and special considerations. Rev. Proc 2000-37
- Q 10. Can I take cash from my exchange?
- A 10. Yes, but it must come out of the sale escrow transaction. All remaining funds must be held by the Accommodator. The amount must be stated in our agreement signed in Escrow 1031(k-1)(g)4(vii).
- Q 11. Can I exchange a property in California for a property in another state?
- A 11. Yes. You can exchange anywhere in the United States, and Pacific Financial Exchange Corp. can accommodate your exchange in any state.
- Q 12. Can I use my net proceeds to pay non-recurring closing costs on the purchase of my property?
- A 12. Yes.
- Q 13. Can I exchange my investment property for a Partnership interest in property?
- A 13. No. Section 1031 (a)-1 July 18, 1984.
- Q 14. Can I carry-back a Note on my sale property?
- A 14. Yes. However, the Note will be taxable.
- Q 15. Can I exchange my investment property for a Business?
- A 15. No.

- Q 16. Can I exchange my business for another business?
- A 16. Yes, but certain intangible items are not considered "like-kind".
- Q 17. How long must I wait to refinance property acquired through an exchange?
- A 17. No waiting period, however, intent is the key again.
- Q 18. Can I exchange one property for two or more properties?
- A 18. Yes.
- Q 19. Can I pull out my original cash investment from the exchange property and avoid paying taxes on this cash?
- A 19. No.
- Q 20. Can I exchange a partnership interest for a Tenant-in-Common interest and thereby avoid capital gains?
- A 20. No - Rev Proc. 2002-22
Entity transfer not considered "Like-Kind".
- Q 21. Is it possible to exchange my property for property owned by a relative?
- A 21. No, in most cases. Code Section 1031 (f), Code Section 1031 (G)
- Q 22. Can I exchange my property for a "Tenant-in-Common" ownership in a "REIT"?
- A 22. No - IRS will consider a "REIT" as a publicly traded partnership. Rev. Rul. 2002-22, June 19, 2002.
However, you can exchange into a Tenant-in-Common ownership with an undivided interest.
- Q 23. If I use my own funds as deposit into the purchase Escrow, can I then have escrow reimburse me?
- A 23. No. Your reimbursement must come back to you from the Accommodator and only after you have received clear title to the purchase property. REG 1031 (K)-1(g)(3)(v)

- Q 24. Can I refinance my property to be exchanged, prior to close of escrow tax free?
- A 24. No. If you refinance after your property has been listed for sale, cash out will be considered to be Boot. Taxable as ordinary income. Long vs. Comm. 80TC, 491.
- Q 25. Can I subdivide my acreage and do an exchange for other property?
- A 25. No. Subdividing property will re-classify the land as "Dealer Property" which is not like-kind. Margolis Vs. Comm. 337F2d 1001.
- Q 26. Can I exchange my second residence for another piece of Investment Property?
- A 26. There are significant problems with this type of transaction, as of January 1, 2005
- Q 27. Can I exchange my personal residence for Investment Property?
- A 27. No. Section 121, Personal Residential Code Section is a mandatory Section in that if you have lived in the Property for at least 2 out of the last 5 years, then the subject property is personal residence and can not be exchanged under Section 1031.
- Q 28. Who must the up-leg property be identified to?
- A 28. The Accommodator or Intermediary.
- Q. 29. Can I use Section 1031 to Exchange my Personal Residence that I lived in less than 24 months?
- A. 29. No. Personal Residence is covered by IRS Section 121, and cannot be exchanged for any other property.
- Q. 30. Can I complete a 1031 Exchange after my sale escrow has closed?
- A. 30. No. You must have all Exchange Agreements and Instructions in escrow before closing escrow.

For your Convenience, We have compiled a list of escrow companies that we have worked with on 1031 exchanges. However, we will work with any Escrow Company.

Action Escrow, Inc.
8524 Paramount Blvd
Downey, CA 90240
562-928-0599
Ed Navarro

Adobe Escrow
13117 E. Hadley Street
Whittier, CA 90601
562-698-9515
Caroll Kudinoff

Anchor Seaport Escrow
5602 E. Second Street
Long Beach, CA 90803
562-434-4437
Jennifer Sterud

Arden Escrow Service, Inc
12200 E. Washington Ste K
Whittier, CA 90606
562-945-9541
Terri Abbond

A Better Choice Escrow
8077 Florence Suite 106
Downey, CA 90240
562-806-0111
Sonia Meza

Coldwell Banker
Ambassador Escrow
16201 E. Whittier Blvd
Whittier, CA 90603
562-501-9049
Debbie Holmes

Complete Escrow
16262 Whittier Blvd Ste 6
Whittier, CA 90603
562-947-5502
Carol Blain

Cardinal Pacific Escrow
6615 E. Pacific Coast Hwy
Long Beach, CA 90803
562-493-9393
Terri Marbuch

Castlehead Escrow
16911 Bellflower Blvd
Bellflower, CA 90706
562-925-0411
Pat Greer

Castlehead Escrow
11401 E. Carson Street Ste N
Lakewood, CA 90715
562-809-7772
Michelle Smith

Castlehead Escrow
6224 E. Whittier Blvd
Whittier, CA 90603
562-947-4650
Kelli Johnson

Castlehead Escrow
11344 E. 183rd Street
Cerritos, CA 90703
562-207-1470
Ada Flores

Crossroads Escrow, Inc.
20955 Pathfinder Road Ste 160
Diamond Bar, CA 91765
909-843-6415
Debbie Allen

Downey Escrow
7826 Florence Ave
Downey, CA 90241
562-927-4448
Laurie Hidalgo

Equity Escrow
100 W. Valencia Mesa Dr. #202
Fullerton, CA 92835
714-626-2095
Nancy Mattaliano

Heritage Escrow Co.
40 Pacifica Suite 100
Irvine, CA 92618
949-651-9000
Linda Reichel

Escrow Merchants
7077 Orangewood Suite 124
Garden Grove, CA 92841
714-891-7276
Karen Mehalick

Jade Escrow
9604 Las Tunas Drive
Temple City, CA 91780
626-282-6000
Jennifer Chen

Escrow Net
8635 Florence Ave
Downey, CA 90241
562-382-1201
Monica Castillo

LaRue Escrow
29737 Newhub Dr. Ste 203A
Canyon Lake, CA 92586
951-301-0030
Margaret or Jodi

Escrow Results
8334 Florence Ave.
Downey, CA 90240
562-923-6302
Anita Pintola

Las Flores Escrow
1821 Paramount Blvd
Downey, CA 90241
562-904-4000
Marina Flores

Frost Escrow
8202 E. Florence Ave Ste 203
Downey, CA 90240
323-564-6761
Gina Bustos

Lincoln Escrow
830 N. Wilcox Ave. #206
Montebello, CA 90640
323-890-2800
Lorena Trujillo

Grover Escrow
111 S. Illinois Street
Anaheim, CA 92815
714-533-1311
Angie Bevins

Marina Escrow
10841 Paramount Blvd., #201
Downey, CA 90241
562-862-0056
Rosa Martinez

Hartford Escrow
1403 N. Tustin Ave. Ste. 130
Santa Ana, CA 92705
714-972-1344
Michelle Navarro

Moneyline Escrow
16209 E. Whittier Blvd
Whittier, CA 90603
562-789-6300
Cheryl Shoats

National Escrow
5470 Orange Ave #A
Cypress, CA 90630
714-995-8644
Denise Lodato

Security Land Escrow
10805 Paramount Blvd
Downey, CA 90241
562-862-2129
Larry Garces

Palomares Escrow, Inc.
1425 W. Foothill Blvd #230
Upland, CA 91786
909-946-5694
Sue Price

Somerset Escrow
1221 W. Foothill Blvd
Upland, CA 91786
909-982-5515
Deborah Keifer

Penn Escrow, Inc.
1934 W. Beverly Blvd.
Montebello, CA 90640
323-728-7560
Roseann Padilla

Suburban Cities Escrow
3561 Howard Ave. #204
Los Alamitos, CA 90720
562-795-0575
Mary Thatch

Pickford Escrow
22800 Savi Ranch Pkwy., #110
Yorba Linda, CA 92887
714-283-8795
Michelle Kramer

Talbrook II Escrow Corp.
10061 Talbert Ave.
Fountain Valley, CA 92708
714-964-2244
Marcia Esswein

Premier Services Escrow
20803 Valley Blvd, #107
Walnut, CA 91789
909-595-2792
Laura Castro

Teamwork Escrow
5846 Bellflower Blvd
Lakewood, CA 90713
562-920-9611
Eddie Rucker

Progressive Escrow
400 W. Lambert Rd. #H
Brea, CA 92621
714-529-2941
Barbara Waights

Westport Escrow
12328 South Street
Artesia, CA 90701
562-860-5429
Steve Cantlay

Rockpointe Realty Escrow
15025 E. Whittier Blvd.
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Trena Montgomery

Appeared as "Guest Speaker" for the following groups

Tarbell Realtors
321 S. State College Blvd
Anaheim, CA 92806
Hamid Kharrat - Mgr

Masters Realty
20803 Valley Blvd, Ste. 208
Walnut, CA
Marilyn Barnett

C-21, My Real Estate Co.
7834 Florence Avenue
Downey, CA 90241
Steve Roberson - Mgr

California Prudential Realty
16218 Whittier, CA
Whittier, CA 90603
Dennis Rosas - Mgr

C-21 Jervis Realty
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Jim Emery - Mgr

C-21 George Michael
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Rudy Rodriguez - Mgr

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8635 Florence Ave
Downey, CA 90242
Mel Berdelis - Mgr

C-21 All Stars
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Pico Rivera, CA 90660
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Coldwell Banker Ambassador Realty
16201 Whittier Blvd
Whittier, CA 90603
Jim Joseph - Mgr

Re/Max College Park Realty
10791 Los Alamitos Blvd
Los Alamitos, CA 90720
Corine Cote - Mgr

Montebello Board of Realtors
1304 W. Beverly Blvd. Ste. 101
Montebello, CA 90640
Veronica Mendoza

R.I.A.O.C
Sequoia Athletic Club
Buena Park, CA
Laurie Gurley

PROFESSIONAL REFERRALS

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Arnold, Bleuel, La Rochelle, Mathews & Zirbel, LLC

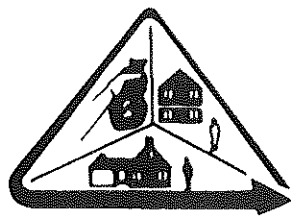
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Email: mkinley@tldlaw.com

New Incorporations Now

Mr. Lee
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12323 Imperial Hwy
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officers

EARL M. SALTER, E.A.
President
Chief Financial Officer

RICHARD CAVISH, CES®
Certified Exchange Specialist®

IDENTIFICATION OF PROPERTY

The Exchanger (seller) is fully aware that if he or she has identified more than one replacement property, all excess funds will be held until the end of the exchange period (180 days) **Ltr Rul 200027028**, unless the taxpayer states in writing, when identifying more than one property, that he or she will acquire only one of the replacement properties identified, thus the taxpayer, therefore, is entitled to only one replacement property.

Exchanger's signature required

PLEASE FILL OUT ATTACHED FORM



- BONDED -

IDENTIFICATION OF PURCHASE PROPERTY
PURSUANT TO IRC 1031 (a) (3) (B)

DATE _____

EXCHANGER:

REAL ESTATE AGENT:

Name

Name

Address

Company Name

City – State

Phone Number

Social Security Number

Phone #

PROPERTY IDENTIFICATION
OF PURCHASE PROPERTY

Address

City – State

Description of Property

Asking Price

Offer price

Signature of Exchanger

**EXCHANGER MUST IDENTIFY A PROPERTY WITHIN THE 45TH DAY RULE.
IF THIS FORM IS NOT SENT IN TO THE ACCOMMODATOR,
YOUR EXCHANGE CAN OR WILL BE DISALLOWED.
IRS DOES NOT ALLOW ANY EXTENSIONS ON THE 45TH DAY OR THE 180TH DAY
EMAIL, FAX OR MAIL ON OR BEFORE THE 45TH DAY FROM THE CLOSE OF SALE ESCROW TO:**

**PACIFIC FINANCIAL EXCHANGE CORP.
11924 E. FIRESTONE BLVD.
NORWALK, CA 90650
PH: 562-863-1968
FAX: 562-864-6125
pacfinancial@earthlink.net**