



## **JOE BARRETT**

**Regional Vice President**

7760 France Ave. S. Suite 1100

Bloomington, MN 55435

Direct: 952.886.7093

Toll-free: 866.965.1031

Fax: 763.463.7666



**VestaStrategies** L.L.C.

[jbarrett@vestastrategies.com](mailto:jbarrett@vestastrategies.com)

[www.vestastrategies.com](http://www.vestastrategies.com)

**I welcome you to call me at no cost or obligation to discuss possible solutions for your 1031 exchange needs. You can reach me at (888) 965-1031.**

### **Welcome to Vesta Strategies!**

#### **Vesta is not your typical 1031 exchange company.**

We understand that your investment property is special and unique; just like a precious gem. Many of our clients tell us that their investment properties are like diamonds in the rough; holding extraordinary value and potential. We want to help you bring out and preserve this value by making the very best decision when it comes to this treasure, not only for today but for generations to come.

You are invited to call us at our National Toll Free Number (888) 212-1031 where we will partner a personable Vesta representative to you at no cost or obligation.

#### **Your Trusted Advisor:**

You need the best of all worlds in order to make the most informed decision. When you work with our company, you will have access to a top notch group of trusted advisors including seasoned real estate professionals, CPAs and attorneys. All this is available to you at no cost. Our desire is simply to provide you with the best information available so that you can make an informed decision. We have often found that having access to all of these professionals and being able to coordinate their efforts can be at times impossible. That is why we have assembled this special team to act in concert as your trusted advisor.

#### **Mission Statement:**

Vesta is in the business of providing owners of investment property and their advisors with viable solutions to paying capital gains upon the sale of those properties. Vesta Strategies, LLC specializes in providing these services by utilizing all the provisions available through IRC §1031. We will achieve this with a pledge to honesty and integrity coupled with the highest level of experience and commitment in the industry.

## **OUR ROCK SOLID GUARANTEE**

**We guarantee that you will receive personalized friendly service or your exchange is FREE!**

Regardless of the size of your transaction you are guaranteed to receive a friendly and courteous professional who will walk you effortlessly through this process. You can be assured that no question is too complicated or too simple. If it is important to you, it is important to us.

**Please call Joe Barrett for a no-obligation free consultation at (888) 965-1031.**



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## FREQUENTLY ASKED QUESTIONS ABOUT THE §1031 EXCHANGE

### How Can a §1031 Exchange Benefit You?

The 1031 exchange process allows owners of investment property to diversify their real estate assets. An investor can choose to sell a small investment property for a larger property or vice versa. Investment property owners also have the option to exchange one property for several properties or merge several properties into one. Investors can achieve geographical diversity by exchanging their real estate holdings anywhere in the United States. There are many choices and opportunities available and Vesta will help find the best fit for you.

### What are the Advantages of a 1031 Exchange?

- **Tax Savings:** A 1031 exchange allows you to exchange your property for another and defer the payment of federal and state capital gains taxes. This allows you to preserve your hard-earned equity and in effect, reinvest the tax you owe as an interest-free, no-term loan from the government.
- **Income:** You can increase cash flow. An example of this would be exchanging out of bare land and into an income producing property.
- **Leverage:** The investor who intends to own real property would naturally want to use all of their equity from the sale of investment property to acquire replacement investment property. The 1031 exchange helps you build wealth more rapidly by allowing you to use all of your equity rather than losing a portion through taxes.
- **Diversification:** A 1031 exchange opens doors for diversification. One can achieve geographical diversity by exchanging into investment properties in different regions of the country. Another alternative for diversification is acquiring a different property type, such as exchanging some of your single family residential units to a retail strip center.
- **Management Relief:** Many investors often accumulate several single family residences over the years. As a result, they may find themselves in a management-intensive and time consuming situation. The 1031 exchange provides a viable solution by allowing you to exchange these smaller properties for one larger property.

- **Co-Ownerships:** Through an exchange, you could divest yourself of problem co-ownerships by exchanging joint interests for sole interests in separate properties.

### Time Periods:

As with any real estate investment transaction, there are important rules you must follow. In a 1031 exchange, there are specific time periods in which certain elements of the exchange must be completed. This is where the benefit of having a trusted advisor makes a world of a difference. Your Vesta advisor will carefully and personally guide you through the specific deadlines, resulting in a seamless transaction.



- **45 Day Time Period:** An exchangor has 45 calendar days from the close of escrow on the relinquished property to identify up to three investment properties. Certain restrictions apply if an exchangor would like to identify more than three properties and they should first contact Vesta for details
- **How to Identify Exchange Property:** An exchangor formally identifies replacement property by submitting a written form to Vesta indicating each property they intend to purchase. This form can be mailed, hand delivered, or faxed to Vesta's office. The exchangor may also choose to identify additional properties that they would consider to be in "back up" position.
- **180 Day Time Period:** Once the 45-day time period has lapsed, the exchangor has an additional 135 days to close on any and all replacement properties. The combined 45 days to identify and an additional 135 days to close constitute a total of 180 days to complete an exchange transaction.

*\*Please take note that if you close escrow on the sale of your investment property after October 15th, you will need to file a tax extension to use the full 180 day benefit.*

PLEASE CALL JOE BARRETT FOR A NO-OBLIGATION FREE CONSULTATION AT (888) 965-1031.