

# The 1031 Exchange Process

## Decide to do a 1031 Exchange

You want to upgrade your investment property but not pay capital gains taxes

1



## Identify Replacement

You must identify (not buy) potential replacement properties within 45 days of selling your relinquished property

2

## Sell Property

Sell your relinquished property then transfer all proceeds to your Qualified Intermediary (QI) while you find a replacement property

3



## Buy Replacement

You must close escrow on one of your identified replacement properties within 180 days of selling your relinquished property

4



Celebrate!

# Section 1031 Tax Deferred Exchange Reference Manual

**U.S. Internal Revenue Service (IRS)**

A red circular graphic with a gradient, appearing as a partial circle or a stylized arrow pointing to the right, located to the right of the IRS text.

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