

1031 EXCHANGE PROCESS

- The seller must purchase **like-kind property**.
- The seller may not take constructive receipt of the sale proceeds of their property. They must use a **qualified intermediary**.
- From the time the qualified intermediary receives the proceeds, the replacement property must be **identified within 45 days** from the close of escrow.
- The identified replacement property must be purchased **within 180 days** from the close of escrow.



Please consult a tax advisor or CPA regarding your particular situation.