

CRAFT 1031 SOLUTIONS

1031 Exchanges
done *right*.

Your Key to Successful
Real Estate Exchanges



Craft1031.com

KNOWLEDGE – EXPERIENCE – INTEGRITY

Defer Taxes Protect Your Profits Grow Your *Wealth*

Choose Craft 1031 Solutions for a trusted
and efficient 1031 exchange experience.

CONTACT US

For personalized service



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craft bank

Meet Your 1031 Exchange *Experts*



John W. Mangham
CPA, PRINCIPAL

John is a CPA and 1031 exchange consultant for Realtors, investors, attorneys, bankers, and accountants. For more than four decades, John has served as a real estate consultant and educator. With extensive experience in the 1031 exchange industry, John understands the planning and preparation required for his clients to achieve successful 1031 exchanges.

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Diane O. Rivera
CES®, PRINCIPAL

Diane, a seasoned professional with 28 years of 1031 experience, is a Certified Exchange Specialist®. Known for exceptional expertise and deep understanding of 1031 exchanges, Diane is highly regarded as a trusted advisor by investors and their real estate, tax, and legal professionals. Her meticulous attention to detail, extensive knowledge of IRS §1031 rules, and commitment to providing personalized service make her an invaluable asset to her clients.

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Unlock Powerful Tax Savings with Craft 1031 Solutions -- Your Key to Successful Real Estate Exchanges

Craft 1031's Principals have over three decades of exchange knowledge and experience. We offer a comprehensive range of services to our esteemed customers, ensuring a seamless and successful real estate exchange experience. We are committed to equipping our customers with the knowledge and support they need to make informed decisions. With Craft 1031 Solutions, customers can rest assured that they will receive the highest level of professionalism, accurate exchange documentation, and the utmost safety and security of their exchange funds.

HANDLING EXCHANGES NATIONWIDE

- DELAYED
- SIMULTANEOUS
- REVERSE
- IMPROVEMENT

What is a 1031 Exchange?

IRC §1031 exchange, also known as a like-kind exchange, is a tax-deferred transaction that allows owners of investment or income-producing real estate to sell their property and acquire a replacement property or properties of equal or greater value, while deferring the payment of capital gains taxes.

How a 1031 Exchange Works

QUALIFYING PROPERTIES Properties involved must be held for investment or income production, such as rental properties, commercial and industrial buildings, or land.

TAX SAVINGS Federal Capital gains tax at 20% (max) and State tax at an average of 6% can be saved in a successful 1031 exchange.

TIMING & IDENTIFICATION Within 45 days of selling the relinquished property, the seller must identify potential replacement property or properties. They have up to 180 days to complete the exchange by acquiring one or more of the identified properties.



EQUAL OR GREATER VALUE The replacement property must be of equal or greater value than the net sales price of the relinquished property being sold to avoid taxable 'boot'.

	RELINQUISHED PROPERTY	REPLACEMENT PROPERTY
SALE PRICE	\$1,000,000	\$1,200,000
MORTGAGE	\$250,000	\$450,000
EQUITY	\$750,000	\$750,000

USE OF A QUALIFIED INTERMEDIARY A Qualified Intermediary (QI) is used to hold the funds from the sale and facilitate the acquisition of the replacement property, ensuring compliance with IRS rules.

By following these rules, investors can defer capital gains taxes and build their real estate portfolio. Consulting with professionals is important to maximize the benefits of a 1031 exchange.

Why Craft 1031?

EXCHANGE EXPERTS

Our Certified Exchange Specialists® bring decades of knowledge and experience to guide clients through the complex IRS rules and regulations of 1031 exchanges.

DEFERRING CAPITAL GAINS TAXES

We help investment property owners defer millions in capital gains taxes through strategic and successful 1031 exchanges.

PROFESSIONALISM AND SERVICE

We are committed to providing the highest level of professionalism and exceptional customer service throughout the exchange process.

SECURITY AND SAFETY OF FUNDS

Our highest priority is the safety and security of your exchange funds. Funds are held in FDIC insured accounts with Craft Bank, a commercial bank headquartered in Atlanta. Exchange funds are covered by a 50MM dollar fidelity bond.

ACCURATE DOCUMENTATION

We coordinate with your closing agents to deliver required exchange documents needed for both the relinquished and replacement property closings.

COLLABORATION AND EDUCATION

We actively collaborate with Realtors, tax professionals, and legal advisors providing guidance, CE education, and seminars on 1031 exchange structures and strategies.