

Growing Your Business with 1031 Exchange

Presented by:



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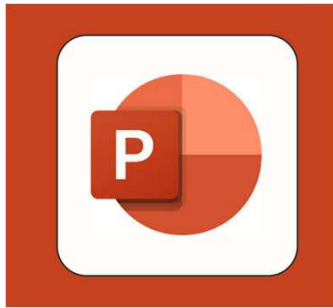


Asset Exchange Company

Housekeeping



Questions are encouraged!



Presentation material will be emailed



We want to earn your business and referrals



Magic Formula

Grow your business with 1031 Exchanges

1. Understand 1031 Exchange
2. Understand Why Investors Exchange
3. Market Solutions to Investors
4. Build a Top-Notch Team



1031 Guidelines

Basic Requirements

- ✓ Property Qualifications
- ✓ Tax Deferral Requirements
- ✓ Timeline
- ✓ Identification Rules



Why Investors Exchange

Tax Deferral

- 1/3 of total gain goes to pay taxes.

Buy “MORE” Property

- Utilize “saved/deferred taxes” to leverage into a larger property.
- Exchange from a property that has a high equity position into a much more valuable property.

Diversification

- Geographic diversification.
- Asset class diversification.

Longtime Ownership Issues

- Relief of management burden.
- Exchange from a fully depreciated property to a higher value property that can be depreciated.

Unfriendly Legislation

- CA Statewide Rent Control (AB 1482)
- SF Rent Control



Market Solutions to Investors

Finding Investors (Farming!)

- 25, 26, 27+ Years of ownership
- 5+ properties in the same area
- Absentee Owners
- Retired/Older Owners

Theme: Diversification

January 23, 2020

Joe D. Investor
1234 Main Street
AnyCity, CA 94110

Dear Joe,

As you probably already know, Wall St. has been diversification for many years. A diversified portfolio of their portfolio and either increase return or given return.

As a real estate investor with several properties in to consider a diversified portfolio strategy for you investors generally achieve a diversified portfolio geographies, by acquiring different types of real e

As a real estate investment specialist I have resources showing the different types of real estate you may markets that may make sense for you.

Please call me and we can discuss your specific geographic estate portfolio makes sense for you.

Best Regards,

Jane D. Realtor
ABC Realty Company

Search Summary

State = CALIFORNIA
County(s) = San Francisco

Zip = 94102

Owner Occupancy = Absentee

Count: > 5,000



Market Solutions to Investors

- \$1,000,000 in SF



- Cash Flow = \$2,000/month



- \$1,000,000 in Sacramento



- Cash Flow = \$5,400/month



Market Solutions to Investors

- \$2M Property in California
- \$0 Rent



- \$2M Property in Las Vegas
- \$10K / month in rent



Market Solutions to Investors

Assembly Bill No. 1482

CHAPTER 597

An act to add and repeal Sections

[Approved by Governor October

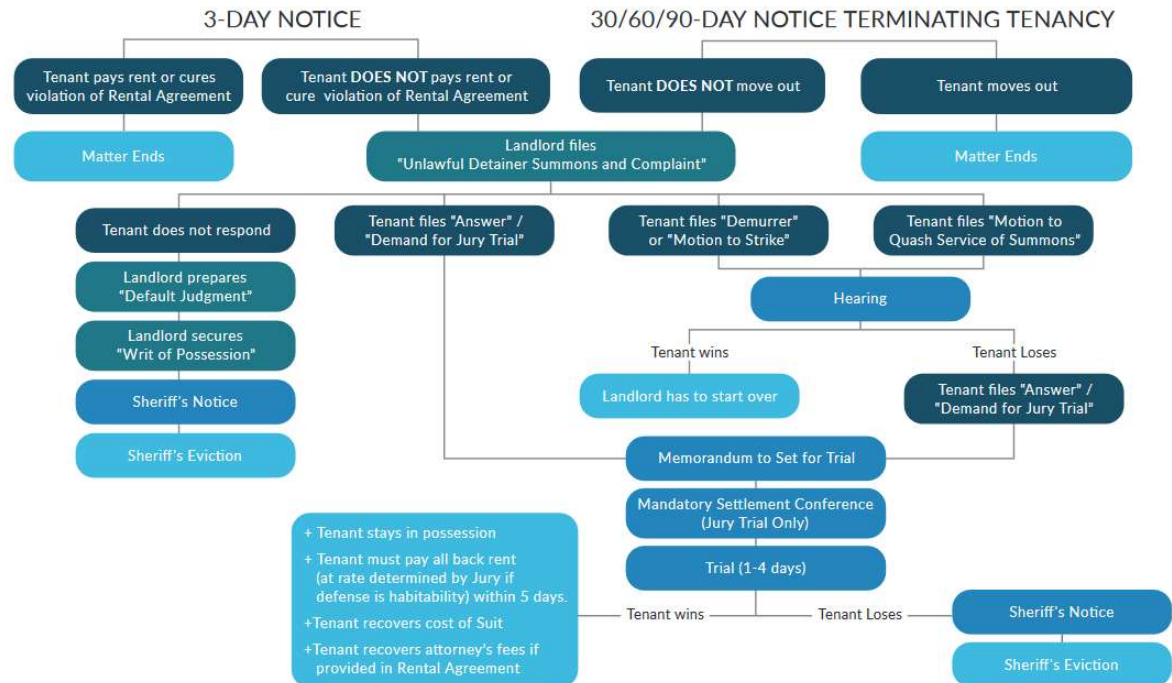
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AB 1482, Chiu. Tenant Protection Act of 2019: tenancy: rent caps.

Existing law specifies that a hiring of residential real property, for a term, the parties gives written notice to the other of that party's intention to terminate the tenancy, or at least 30 days prior to the proposed date of termination, or at least 30 days prior to the proposed date of termination. Existing law requires any notice given by an owner to be given in a prescribed form.

This bill would, with certain exceptions, prohibit an owner, as defined, from terminating a tenancy without cause. The bill would require, for certain just cause terminations that the notice of termination. The bill, if the violation is not cured within the time specified in the notice of termination. The bill would require, for no-fault terminations, to relocate, regardless of the tenant's income, by providing a direct payment of the tenancy, prior to the rent becoming due. The bill would require the expiration of the notice to terminate the tenancy to be recoverable.

THE EVICTION PROCESS[®]



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Please contact us for more insights and information.
Always consult an attorney for legal advice and help making decisions.

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About Us



ABOUT AMIR

Amir Aliloupour is a highly regarded real estate professional in the Bay Area with a strong reputation for integrity and dedication to customer care. With over two decades of



THE SAN FRANCISCO BAY AREA

The **San Francisco Bay Area**, popularly referred to as the **Bay Area**, is a populous region surrounding the [San Francisco](#), [San Pablo](#), and [Suisun Bayestuaries](#) in [Northern California](#).

The Bay Area is home to more wealthy people than any other metro area in America, according to the U.S. Census. The city also has mild weather all year along wit

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[San Francisco Bay Area](#)



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With over 800 combined homes sold, we've been blessed to live our passion as professional Realtors helping our clients buy, sell and invest in real estate. Together, it has been our commitment to support our clients with accurate information and knowledge that will help them make the best choices with their real



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Build a Top-Notch Team

1. 1031 Exchange – Asset Exchange Company
2. Escrow / Title
3. DST Broker



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Contact Info

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