

Replacement Property Identification

Internal Revenue Code Section 1031 Tax-Deferred Delayed Exchange/Phase 1

EXCHANGER INFORMATION			QUALIFIED INTERMEDIARY INFORMATION		
NAME			COMPANY NAME		
ADDRESS			CONTACT NAME		
CITY	STATE	ZIP	ADDRESS		
PHONE			CITY	STATE	ZIP
FAX			PHONE		
EMAIL			FAX		
RELINQUISHED PROPERTY INFORMATION			EMAIL		
ADDRESS			ESCROW NUMBER		
CITY	STATE	ZIP	45 DAY IDENTIFICATION DATE		
DATE PROPERTY SOLD	NET PROCEEDS FROM SALE		180 DAY EXCHANGE COMPLETION DATE		

Identified Replacement Property must be “unambiguously” identified by the Exchanger by street address, legal description or “distinguishable name”. (Note: In the event that the Replacement Property consists of improved real property where the improvements are to be produced during the exchange period, then, in addition to the street address, legal description, or “distinguishable name”, the identification must include as much detail regarding the construction of the improvements as is practicable at the time the identification is made.)

Per IRC §1031 (a)(3)(A), you may identify your potential replacement property(ies) under any of the following rules by midnight of the 45th day of the identification period:

- 1. Three (3)-Property Rule:** A maximum of three properties may be identified without regard to the fair market value of the properties.
- 2. Two Hundred Percent (200%) Rule:** Any number of properties may be identified, so long as the aggregate fair market value of the properties identified does not exceed 200% of the aggregate fair market value of the Relinquished Property.
- 3. Ninety Five Percent (95%) Rule:** The Exchanger may identify any number of properties without regard to the aggregate fair market value, so long as Exchanger receives ninety five percent (95%) of the aggregate fair market value of all identified Replacement Properties prior to the end of the one hundred and eighty (180) day period.

I hereby identify the following as potential Replacement Property(ies). (The identification must be exact, therefore, please use the complete property address or the tax assessor's number, which must include the county and state.)

	ADDRESS	FAIR MARKET VALUE
1		
2		
3		

If identifying more than three (3) properties, please attach additional sheets to this form.

EXCHANGER SIGNATURE	DATE
EXCHANGER SIGNATURE	DATE