

# Defer Capital Gains Taxes with 1031

1031 exchange, or like-kind exchange (LKE), allows a taxpayer to defer various taxes — including capital gains (state and federal) and depreciation recapture — when they sell real estate held for business use or investment purposes and purchase another asset that is deemed “like-kind.”

## Talk to Us Before Selling Investment Property

Accruit helps businesses and individuals nationwide defer capital gains taxes on the sale of their investment property. Section 1031 of the Internal Revenue Code mandates that all exchanges have to be processed through an independent third party—called a qualified intermediary, or QI—Accruit facilitates and processes your exchanges according to the required procedure.

## What Can You Exchange?

Exchanges only apply to real property assets, such as: single or multi-family rental properties, office buildings, farm and ranch land, vacant land held for investment, and many more.

## Who is eligible for 1031 Exchanges?

If a taxpayer currently owns an investment property that no longer works for business or investment needs, they are able to exchange for property of equal or greater value while deferring capital gains tax!

*Although advanced planning is recommended, coordination of required documents can occur in as little as 1-hour for most forward exchanges.*

## Why Accruit?

We provide access to highly trained client service professionals dedicated to effective and efficient service from inception to completion.

Deliver a safe, proven solution that allows clients to take advantage of:

- **Superior Customer Service**

With offices in Colorado, Montana, Illinois, and Texas, we are here to guide you through every step of the transaction.

- **State of the Art Technology**

Our proprietary technology provides transparency for all parties involved, tracks money in real time, and sends out vital reminders. Our system enables exchangers to focus on the details of their transaction instead of being buried in paperwork. Our process is 100% paperless and accessible online, so exchanges can be completed from anywhere.

- **Experts with Experience**

Our team has over 100 years' combined experience working with 1031 exchange transactions. We have Certified Exchange Specialists™ and attorneys on staff. As members of the Federation of Exchange Accommodators, we are among the first to know about changes in the industry. Accruit has helped thousands of clients since 2000.