



Accruit
A Millennium Trust Solution

1031 EXCHANGE TRANSFORMING TAX LIABILITY INTO CASH FLOW

WHAT IS A 1031 EXCHANGE?

Section 1031 of the tax code allows owners of qualified real estate to sell the property without paying taxes on the gain from the sale, as long as the sale proceeds or exchange value is used to acquire like-kind replacement property.

To realize the benefits of a 1031 Exchange, a property owner generally employs the service of a Qualified Intermediary (QI).

Accruit, one of the nation's leading QI's for like-kind exchanges, will work with you to properly structure your exchange transaction.

“They deliver **on time**. You can count on them to do it right every time. I continue to **recommend them** to my clientele and use them for my personal transactions. - Sandy F.”



WHAT KIND OF PROPERTY IS ELIGIBLE?

Nearly all real property held for business or investment purposes is considered to be “like-kind” to all other real property. The following types of real property are often exchanged with taxes deferred:

- Single or multi-family rental properties
- Office buildings
- Apartment buildings
- Shopping centers
- Farm and ranch land
- Vacant land held for investment
- Billboard sites
- Hotels and motels
- Cell tower sites and easements
- Mineral, oil and gas rights
- Water and timber rights
- Wind farms
- Warehouses
- DSTs
- And many more...



SCAN FOR



RESOURCES

WHY CHOOSE ACCRUIT?

- Dedicated exchange specialists provide individualized service
- Developer of patented 1031 exchange workflow technology, Exchange Manager ProSM
- \$50 million Fidelity bond, \$25 million Errors & Omissions, and \$15 million Cyber Liability
- Client funds held in segregated accounts at top-rated financial institutions
- Multiple Certified Exchange Specialists® on staff
- In-house CPAs and Attorneys
- Experience managing up to \$9 billion annually in exchange transactions
- Board & Committee member of the Federation of Exchange Accommodators (FEA)

ACCRUIT SERVICES

Accruit can facilitate the following types of 1031 Exchanges:

- Forward
- Reverse
- Build-to-Suit/Improvement
- Speciality “Non-Safe Harbor”

Partner with Accruit

Defer taxes when selling investment or business use property. In some cases, the tax can be deferred indefinitely.

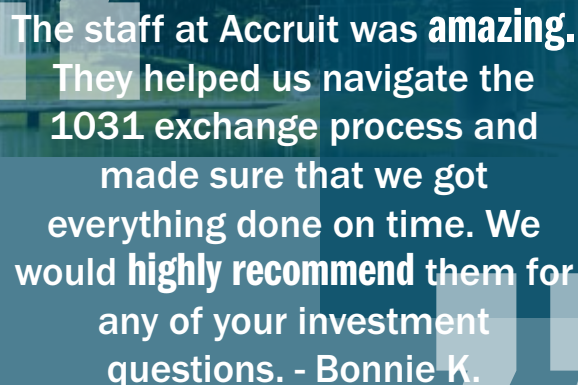
Delivers a safe, proven process that allows clients to take advantage of safe harbors provided for in the tax law.

Provides personal service with highly-trained exchange specialists dedicated to your account so that your exchanges are effectively and efficiently managed from inception to completion.

ABOUT ACCRUIT

Accruit is a leading full service Qualified Intermediary and developer of the industry’s only patented 1031 Exchange technology.

Founded in 2000 and acquired by Millennium Trust in 2023, Accruit has gained the trust of thousands of clients and become a leader in the industry through its highly credentialed experts, consistent delivery of service, innovative technologies, robust security protocols and financial strength.



The staff at Accruit was **amazing**. They helped us navigate the 1031 exchange process and made sure that we got everything done on time. We would **highly recommend** them for any of your investment questions. - Bonnie K.



(800) 237-1031



info@accruit.com



www.accruit.com

Proud member of the FEA