Your 1031 Exchange Guide

Your roadmap to deferring gains and reinvesting
in Massachusetts and Rhode Island

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PROPERTY. INVESTMENT. RESULTS.

1. What a 1031 Exchange Does

A brief overview of the mechanism — your CPA handles the tax specifics.

- **The concept** — sell an investment property and reinvest the proceeds into a like-kind property, deferring capital gains tax.
- **Who it's for** — investors and owners looking to move equity into a better-performing property without a tax hit today.

2. The Two Deadlines That Matter

The clock is the single biggest risk in any exchange — miss it, and the tax bill comes due.

- **45 days to identify** — you must formally identify up to three replacement properties within 45 days of your sale closing.
- **180 days to close** — you must close on the replacement property within 180 days of your original sale.

3. Why the Network Matters

The exchange doesn't fail on the tax rules — it fails when there's no property to move into.

- **Fast sourcing** — we source replacement properties on and off market so your 45-day window doesn't run out empty-handed.
- **Priority handling** — active-window clients get direct, same-day attention — this isn't a lead that goes into a general queue.

4. Working With Your Team

A 1031 exchange runs through two lanes at once — tax and property. Each one needs the right person.

- **Your CPA or qualified intermediary** — handles the tax mechanics and holds the funds through the exchange.
- **Your broker** — handles the part that actually kills most exchanges — finding the right replacement property inside 45 days.

Ready When You Are

If you have a property selling soon or already under agreement, your clock starts the day it closes. Call (857) 788-7850 or book a free consultation directly at clearrealestatesolutions.co.