



1031 Exchange Advantage™

**Want cash out of the transaction without taxation?
Under the gun with rigid time requirements in an exchange?
Afraid you won't find a replacement property?**

Get 1031 Exchange Peace of Mind: Secure Funds and an Option to Reinvest.

As a 1031 Accomodator, we secure your funds in a segregated account under a Qualified Escrow Agreement. That means the bank cannot move your funds until it obtains your signature. We can also help you complete your exchange successfully with options such as this "cash out" reinvestment option:

What You Buy:

Shares in a DST that Owns AAA Buildings

- You are purchasing a share in an entity that owns 7 government tenanted buildings by The FBI and National Archives.

Tax Deferral Certainty Now

- The shares are available now and the entity owns the property. The DST Delaware Statutory Trust is an IRS accepted structure to purchase exchange property through.

Cash Out Refinance

- Available through Permanent Financing Lender who has qualified the property and tenant. You need not qualify or sign personally for the financing.
- Non-recourse loan payments are made through your monthly income in the investment.

How You Benefit:

Sell at a Good Price

- Take advantage of a good price now, knowing you can complete your exchange successfully.

No Management

- No management in the investment, or tax consequences of ownership.

Appreciation

- Enjoy a return on your investment, and recoup your down payment on sale.
- No phantom income or annual positive cash flow.

Cash

- Receive up to 87% of the cash equity in your sale property.

Flexibility

- Your cash-out refinance proceeds can be used at any point, for any purpose, as these proceeds are not part of the exchange.
- Shares are liquid and can be sold on secondary markets to recoup down payment and appreciation if any.

1-866-944-1031 • www.1031ea.com

1031 Exchange Advantage™ is a trade name of 1031 EA, LLC and is not a licensed broker. 1031 EA, LLC does not provide, brokerage, legal or accounting services and is simply a Qualified Intermediary under the IRS code. It therefore is not providing any services other than accommodation services and clients and prospects are advised to confirm all tax, legal, accounting and real estate investment decisions with their professionals such as their accountant or attorney.

Fortune Cookie Consulting, LTD. is an affiliate of 1031 EA, LLC and does provide lead generation or marketing services for certain providers of property that clients may be exposed to or made aware of during the course of their exchange.