

# 1031 EXCHANGE GUIDE

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## DETERMINE ELIGIBILITY

**Criteria:** Ensure the property is an investment or business property (not personal residence).

**Same Nature:** Both the sold property (relinquished) and the purchased property (replacement) must be "like-kind" (similar in nature or character).



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## SELL THE RELINQUISHED PROPERTY

**Buyer Agreement:** Find a buyer to sell the relinquished property.

**Qualified Intermediary (QI):** Engage a QI before close of escrow. The QI will hold the sale proceeds while you identify a replacement property.



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## IDENTIFY REPLACEMENT PROPERTY

**45-Day Rule:** Identify potential replacement property/properties within 45 days of selling the relinquished property.



**Reach out to Rise48 Equity:**

Reach out to Rise48 to see if we have a spot open in case you would like to roll your proceeds into a property that Rise48 has under contract to acquire.

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## COMMIT 1031 EXCHANGE FUNDS

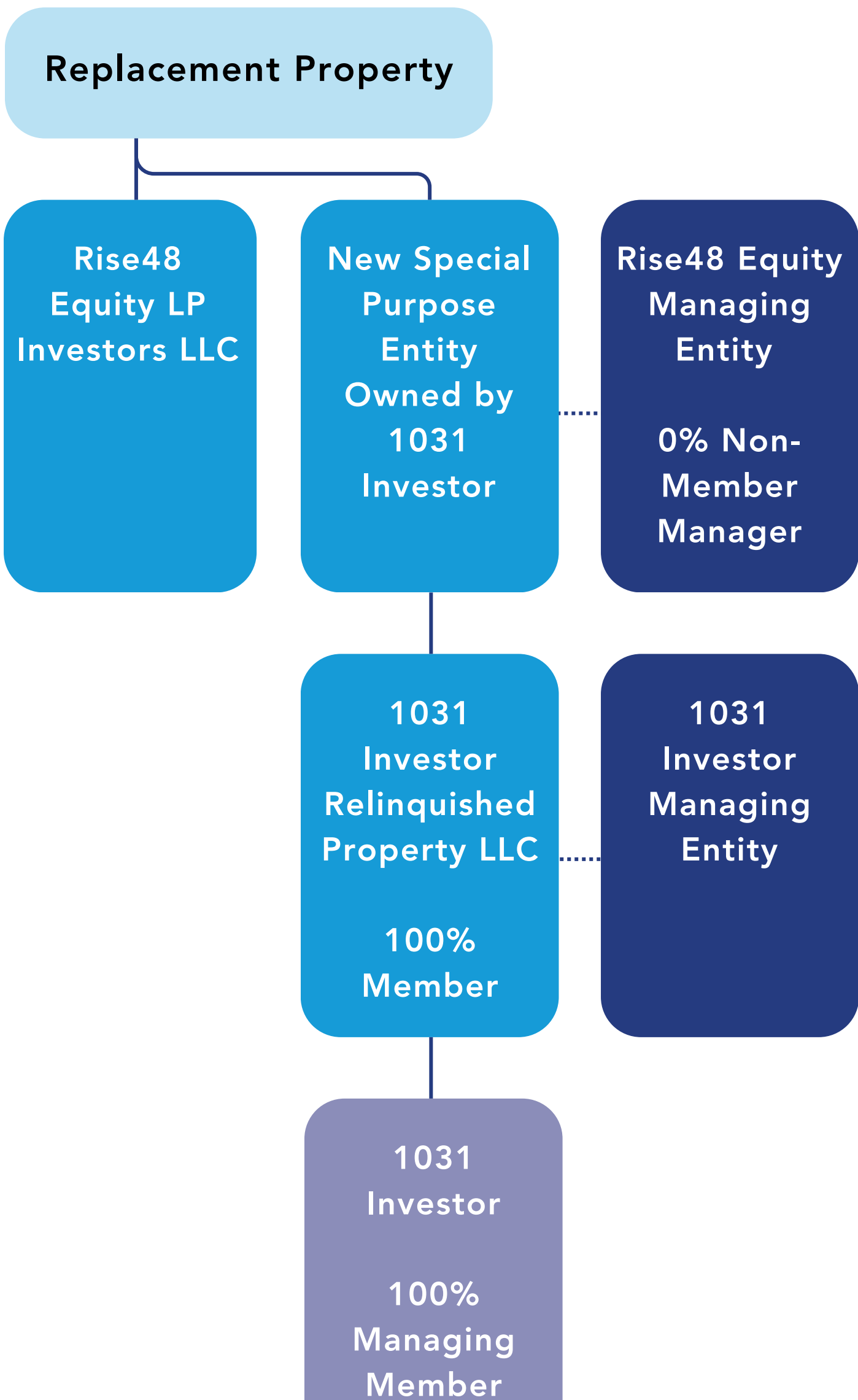
**Express Interest to the Rise48 Team:** Complete form to express interest

**Discuss the 1031 Exchange Mechanics:** We will schedule dedicated time with you to discuss the various mechanics of the 1031 exchange process, the current multifamily opportunity we plan to acquire, and the organizational deal structure to preserve your 1031 exchange.



**Commit to the 1031 Exchange with Rise48:** Our dedicated Transactions team will work with you and your QI throughout the entirety of the transaction, making sure your 1031 exchange is executed accordingly.

**1031 Exchange Structure:**



**Key:**

- Property
- Entity
- Managing Entity
- Warm Body Individuals



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