

# How do 1031 exchanges impact real estate investments?

**01**

1031 exchanges allow investors to defer up to \$30,000 in federal capital gains taxes on a \$200,000 gain. This tax deferral increases purchasing power for new investments.

**02**

Like-kind exchanges are increasing despite a general decline in commercial real estate transactions. This highlights the popularity of 1031 exchanges for portfolio diversification.

**03**

A study by EY and the Section 1031 Like-Kind Exchange Coalition estimated the economic impact of these exchanges. The study underscores their significance in optimizing investment portfolios.



# Rental Real Estate Section 1031 Exchanges And Bitethebullet Phaseout

**BM King**





## **Rental Real Estate Section 1031 Exchanges And Bitethebullet Phaseout:**



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