



Uncle Sam Wants You! To Use Section 1031

Are you selling an investment property and paying a big Capital Gains tax? Wouldn't you rather keep that money? Do you really need to pay all those taxes? Investors are saving \$1.6 billion in Capital Gains taxes in 2004* with Section 1031.

Section 1031 is law for a good reason. Section 1031 (1) helps stimulate the economy; (2) helps property achieve its highest and best use; (3) improves the housing stock; and (4) helps investors like you achieve your financial goals while legally avoiding capital gains taxes.

Call now to see if you are eligible to save tens of thousands of dollars.
We're here to make it easy!

Robert M. Levenson, Esquire

*Estimates of Federal Tax Expenditures for Fiscal Years 2004-2008, Joint Committee on Taxation, p23, JCS-8-03, December 22, 2003.



UNCLE \$AM WANTS YOU! TO U\$E \$ECTION 1031

Are you or a client selling an investment property and paying a big Capital Gains tax?

Do you really need to pay all those taxes?

Wouldn't you rather keep that money? Other real estate investors are saving \$1.6 billion in Capital Gains taxes in 2004* with Section 1031 – also known as *Starker* Exchanges. If you are selling property “held for business or investment purposes” and reinvest the proceeds in real estate, you may be able to legally avoid paying Capital Gains. This powerful, underutilized Section of the Tax Code has been in the law since 1921.

Call now for our free report, *Section 1031 Tax Deferred Exchanges in a Nutshell*, and to see if you are eligible to save thousands. “I did a lot of exchanges last year. Last year, my customers saved more than \$50 million in Capital Gains taxes that would have been due.
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