



§1031 PROPERTY IDENTIFICATION STATEMENT

For Delayed §1031 Transactions

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

NOTE: This form is used by a seller's agent when a seller in a delayed §1031 reinvestment plan locates suitable replacement property(ies) within 45 days after closing a sale of property, to prepare the notice needed to identify suitable replacement property(ies) to be acquired within 180 days of closing the sale.

DATE: _____, 20_____, at _____, California.

FACTS:

This is an addendum to the following agreement:

Sales escrow instructions

dated _____, 20_____, at _____, California.

with _____ escrow company,

entered into by _____, as the Seller/Taxpayer,

and _____, as the Buyer or Buyer's Trustee,

regarding replacement of real estate referred to as _____.

TO ESCROW: This addendum is intended to comply with Internal Revenue Code §1031(a)(3)(A) within 45 days after closing the sale by identifying property to be received to complete a §1031 reinvestment plan.

DECLARATION:

One or more of the following properties will be purchased to complete the terms of the above-referenced agreement.

1. (\$ _____) _____

2. (\$ _____) _____

3. (\$ _____) _____

4. (\$ _____) _____

5. (\$ _____) _____

6. (\$ _____) _____

7. (\$ _____) _____

NOTE: If four or more properties are identified within the 45-day identification period, the fair market value of each property identified or previously contracted for or received must be listed and comply with the 200% aggregate-value rule or the 95%-of-value acquisition rule. [Rev. Regs. §§1.1031(c)-3(c)(4)(i), (ii)]

Escrow Officer:

Receipt is hereby acknowledged.

Date: _____, 20_____

Name: _____

Signature: _____

Address: _____

Phone: _____ Cell: _____

Email: _____

Seller/Taxpayer:

I hereby submit the above.

Date: _____, 20_____

Name: _____

Signature: _____

Name: _____

Signature: _____

Address: _____

Phone: _____ Cell: _____

Email: _____