

Secure. **Dedicated.** Professional.



At CATIC Exchange, we handle every 1031 exchange professionally and provide industry-leading expertise, security, and guidance which have become synonymous with the CATIC Family of Companies.

Types of Exchanges



Forward, Delayed, or Deferred Exchange

This refers to an exchange whereby the relinquished property is sold first and then the replacement property is acquired within 1 to 180 days (the "Exchange Period"). The replacement property must be identified within 45 days (the "Identification Period") after the relinquished property has been sold.



Reverse Exchanges: *Replacement Parked vs. Relinquished Parked*

Replacement Parked is an exchange where the accommodator takes title to the replacement property until the relinquished property is closed, after which the property is transferred to the Exchangor. In a **Relinquished Parked Reverse Exchange**, the accommodator takes ownership of the relinquished property before the Exchangor buys the replacement property. The exchange period starts with this transfer. The Exchangor owns the replacement property and must find a buyer for the relinquished property, which the accommodator must sell or return within 180 days.



Build-To-Suit / Improvement Exchanges

This type of exchange allows the Exchangor to acquire newly constructed property. The Exchangor contracts with a builder who is willing to acquire the land to be built upon or the builder already owns it. When the new construction is well within 180 days of completion, the Exchangor will sell and close on his relinquished property. The proceeds of the sale are held by the intermediary and forwarded for the closing on the property the builder owns. In cases where the builder does not own the land or is unwilling to acquire the land, the accommodator can take title to the land and hold it during the construction phase. This would be handled similar to a reverse exchange.



Hybrid Exchanges

Do you have a unique situation? We specialize in multiple, mixed-use, and hybrid exchanges.



CATICExchange.com



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Serving ALL 50 States
(+ 3 U.S. territories)



(888) 310-0664

Our Commitment

As a Qualified Intermediary, we guide you through the exchange process, preparing the necessary 1031 exchange documents, holding the exchange proceeds in escrow, and acting as the principal in the sale of the relinquished property and the purchase of the replacement property.

The CATIC Family Of Companies

