

1031 FLOW CHART

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Long-term strategy to use credit tenant net lease vehicle as an intermediate step between relinquished property and optimal replacement property utilizing cash-out refinancing.

Sale triggers 45 day ID Period.
3 Properties OR 200% of SALE

All Net Proceeds sent to
Qualified Intermediary ("QI")

SELL
RELINQUISHED
PROPERTY

Partners – Define
Individual Goals

QUALIFIED
INTERMEDIARY ALL
\$\$ PROCEEDS

EXECUTE !

Ideal Situation is to close
with 45-day ID period

CREDIT
TENANT
PROPERTY

(Tax basis is trapped
until sale or death)

Parties ID specific properties
and start due diligence

180-days from sale,
outside closing date

\$\$
FINANCE
OUT

Alternative

PURCHASE
PROPERTY

Purchase "Cash
Flow" Property