

1. Record Nr.	UNINA9910449926003321
Autore	Cummings Jack <1940->
Titolo	The tax-free exchange loophole [[electronic resource]] : how real investors can profit from the 1031 exchange // Jack Cummings
Pubbl/distr/stampa	Hoboken, N.J., : Wiley, c2005
ISBN	1-282-37088-X 9786612370885 0-471-72432-7
Descrizione fisica	1 online resource (305 p.)
Disciplina	336.24/16
Soggetti	Real estate investment - United States Real property, Exchange of - Taxation - United States Capital gains tax - United States Electronic books.
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	Includes index.
Nota di contenuto	THE TAX-FREE EXCHANGE LOOPHOLE; CONTENTS; Introduction; Financial Independence Is Just around the Corner; There's Magic in Real Estate; Chapter 1: How to Use This Book to Maximize Your Real Estate Investment Profits; Pretax Investment Value; Boot Paid or Received; Tax Basis; Net Operating Income; Amortization; Balloon Mortgage; Estate Taxes; Planning and Zoning; Comfort Zone; Chapter 2: The Real Estate Insider's Bag of Loopholes; Easy Access to Information; Toxic Sources of Pollution; Finding the Owner of a Specific Property; Determining the Legal Description of the Property Discovering the Sales History for the Entire Neighborhood Tax Appraisals; Size and Shape of a Property; Zoning; Allowed Use; Other Important Factors; Why the United States Is Such a Great Place for Real Estate Investments; Chapter 3: How to Put the IRS on Your Side for a Change; Introduction to IRC 1031; Like-Kind Properties; The 1031 Clock; Replacement Property; Benefits and Burdens; Assumption of Liabilities; Havers and Takers; How Tax Laws Are Interpreted; How You Can Become an Insider to Real Estate Exchanging; Rediscover the Oldest Game in Town - Barter and Exchange

Chapter 4: The Nitty Gritty of IRS Tax Loopholes Parties to the Exchange; Starker Exchange; Reverse Exchange; Intent to Exchange; Eight Things That Can Hold Up a Closing; Safe Harbors; Why Not All Tax-Free Exchanges Are Free of Tax; Chapter 5: How a 1031 Exchange Will Put Money into Your Pocket; The Exchange Web; Slide Debt to Other Property; Legs; The Exchange Presentation; Offers to Exchange; Balance Exchange Equities; Use an Exchange as a Buyer's Tool; Use an Exchange as a Seller's Tool; Move Closer to the Desired Goal; Chapter 6: Advanced Elements of the Tax-Free Exchange Date the 1031 Clock Should Start Constructive Receipt; FIRPTA; State Laws versus Federal Laws; Foreign Property; Effect of a 1031 Exchange on Your Tax Shelter; Compare a 1031 Exchange to a Sale; Chapter 7: How to Make a One-on-One Exchange; Value versus Marketability; Dual Values; Justifying Value; Tax Appraisal Value; Lender's Appraisal; Common Area Maintenance (CAM); The Five Steps to Making an Exchange; Where to Find Potential Exchanges; Chapter 8: How Real Estate Exchanges Work; Importance of Timely and Effective Due Diligence; Outside the Comfort Box; Greener Grass Syndrome Expanding Your Horizons and Options with Exchanges Eight Motivations of Exchanges; Enter the World of Barter; Chapter 9: Thirteen Creative Techniques Applied to Exchanges; Creative Financing; Tenant-in-Common Interests; Thirteen Creative Techniques for Exchanges; Chapter 10: Booby Traps That Await You in Exchanges; Your Investment Team; Real Estate Agents; Maps Galore; Important Elements You Must Double-Check Prior to Closing; It's Wonderful How Difficult It Really Is; Nine Booby Traps to Look Out For in Making Exchanges Chapter 11: Closing Section 1031 Exchanges: The Qualified Intermediary's Point of View

Sommario/riassunto

Discover the Greatest Investment Tool of All Time! The tax breaks and loopholes built into real estate make it one of the most profitable investments in the world. In fact, the real estate tax exchange loophole--known as the 1031 Exchange--is one of the greatest tax loopholes in existence. This loophole allows a real estate investor to sell a property without paying a penny in capital gains tax--as long as the investor reinvests his or her profits into another property. Not only is this a great way to invest without paying taxes, it's also a great way to grow real wealth over time. The
