



CHALLENGE

A client approached us with a fragmented portfolio of buildings and commercial condominiums. We identified that these properties were underleveraged and were worth more to owner/users, than as investment properties. However, selling these individually meant multiple small and challenging 1031 exchanges OR large tax consequences.

SUCCESS

CAA was able to design the structured sale of 14 properties to 6 different buyers with virtually simultaneous closes of escrow, AND structure the acquisition of 3 larger and superior investment properties from 3 different sellers, which were all able to be closed prior to the expiration of the IRS mandated 45-day identification period. The complexities of aligning the timelines for 10 different parties on 17 properties isn't something most brokers have the competency, creativity, or experience to complete. This was another example of perfectly executed, 1031 exchange. Our client was able to increase cashflow, with better tenant quality, in newer fee-simple buildings, while deferring taxes and improving their financing.

