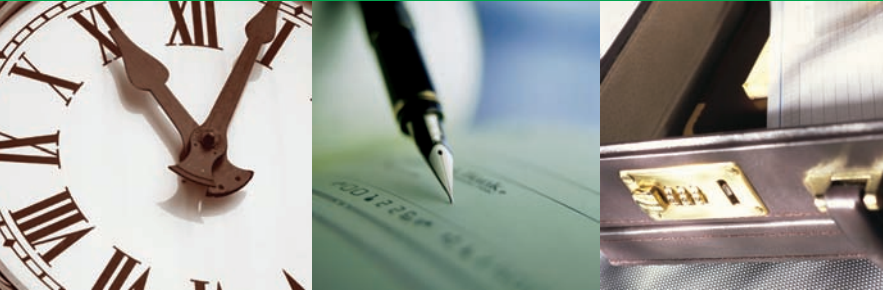




MADISON EXCHANGE LLC
CREATING WEALTH THROUGH ASSET PRESERVATION

EXCHANGE

Choosing a qualified intermediary is the most important part of your tax-deferred exchange. Finding an agency with the experience, the skill and the financial stamina to protect your assets, is critical.



SECURITY

We are bonded and insured. Our reputation for integrity is unsurpassed. We are run by dedicated professionals. And we are part of Madison Commercial Real Estate Services, along with Madison Title Agency, LLC, one of the country's foremost commercial and residential title insurance agencies, and LeaseProbe, LLC a nationwide leader in the burgeoning field of lease abstracts and due diligence services.

SERVICE

Our 1031 tax-deferred exchange services are performed by a staff, expert in both the law and in customer service, ready to help your attorney craft custom documents needed for your exchange, ready to help your accountant project tax savings, ready to answer questions, whether simple or complex, ready to go an extra mile or two to make your exchange work for you.

SKILL

A certified Exchange Specialist, attorneys, exchange officers, administration and accountants smoothly guide your transaction through each step of the exchange process. Our participation in the Federation of Exchange Accommodators (FEA) professional seminars, our own tireless research, writing and speaking on IRC §1031 and business law issues, and our in-house training program keep the experts at Madison Exchange on the cutting edge of their craft and at the top of their game. Experience the difference that our experience can make for you.



Madison Exchange – Preserving wealth through tax deferral

The sale of any appreciated property triggers capital gains taxes that can severely impact your bottom line. IRC §1031 allows you to defer capital gains tax indefinitely by exchanging one property held for business or investment purposes for another like-kind property held for business or investment purposes. The Internal Revenue Code and IRS regulations and technical guidelines must be carefully followed for your exchange to be valid. Madison Exchange facilitates §1031 exchanges by acting as a qualified intermediary, by helping your legal and tax advisors structure your exchange and by professionally guiding you from start to finish, delivering to you the quality of service and peace of mind that you need and deserve.

Madison Exchange is a leader in providing exchange education. We run accredited continuing education programs for real estate professionals and investors and we provide personalized instruction to individuals and small groups - all at no cost.

Madison Exchange offers you all types of exchanges

The Delayed Exchange, by far the most popular type of exchange, gives you time between selling the relinquished property and purchasing the replacement property. You have 45 days to identify your replacement property after closing on your relinquished property. You have 180 days to close on your replacement property.

**“Superb service!
It was a pleasure
working with you
and your team!!”**

Mark Bienstock, Lawrence, NY

MADISON EXCHANGE PROVIDES

The Simultaneous Exchange is much rarer than a Delayed Exchange, but it may be just what you want when you are able to sell one property and buy another at the same time.

The Construction Exchange allows you to use a portion of the proceeds from the sale of your relinquished property to improve or build on your replacement property.

The Reverse Exchange allows you to acquire a replacement property before you are able to sell your relinquished property.

The Personal Property Exchange involves an exchange of personal property for other like-kind or like-class personal property.

- Free consultation concerning the specifics of your pending transaction and how you can take the greatest advantage of §1031.
- Clarification of the guidelines and restrictions imposed by the IRS.
- All written documentation necessary for a valid exchange.
- Accurate processing of your exchange including coordination with attorneys, title companies and lenders.
- Low fees and high interest.
- Rapid access to your file to provide information when needed to you, your attorney and your tax advisor.

From simple simultaneous swaps and straightforward delayed exchanges to complex reverse, build-to-suit, multi-property, and going business exchanges, Madison helps make it possible, easy and understandable.

THE TIME TO PLAN YOUR EXCHANGE IS NOW!

Madison Exchange makes initiating your §1031 tax-deferred exchange incredibly fast and easy. You simply provide us with a copy of the sale/purchase agreement for the property you are selling, along with the name, address and phone number of your attorney or real estate agent. We can do the rest. We can even start an exchange while you are sitting at the closing table.

If you are thinking about selling real estate, come talk to us. There is no cost or obligation.





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