

# How Capital Gains Tax Rates Affect Investment Sales

## Without a 1031 Exchange

up to

**25%**  
Current Taxes

- 15% Cap Gains tax - OR - 20% Cap Gains tax IF taxable income is \$459,751K+ (single) or \$517,201K+ (married, filing jointly)
- + 3.8% Affordable Healthcare tax IF adjusted gross income is \$200K+ (single) or \$250K+ (married, filing jointly)
- + 0% Texas state tax
- + 25% tax on gain due to depreciation

## With a 1031 Exchange

**0%**  
Taxes

## 1031 Guidelines

### Held for Investment

Owned & treated as investment property.

### Identification Rules

45 Days to identify.  
· 3 Property Rule  
· 200% Rule  
· 95% Rule

### Closing Rules

180 days to close on one or more of the identified properties.

### Qualified Intermediary Requirements

Must use QI who is neutral party not advising client in last 2 years. All monies held until exchange closes.

### Reinvestment Requirements

To have a fully deferred exchange, buy equal-or-greater in value and reinvest all proceeds.

### Title Requirements

Both Relinquished and Replacement Properties must use same taxpayer ID.

Learn more on how to save tax dollars OR schedule a free customized 1031 seminar

### Carl Pikus

AVP, Account Executive

carl.pikus@ipx1031.com

Mobile 512.956.0908

TF 888.337.1031 ext.8

www.ipx1031.com/pikus

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