



1031Smart

1031 Exchange

1031 Exchange with 1031Smart into stable assisted living facilities

INVESTMENT:

1031Smart is pleased assist our investors exchange into stable, cash flowing assisted living communities in conjunction with our partner, Hampton Manor & Build Senior Living. We've helped countless investors exchange their active real estate investment properties into more passive investments which provide significant cash flow and depreciation benefits.

1031 Exchanges present some challenges and we're experienced in working through the 45 day and 180 day periods and closing on time for our interested investors.



12%

Annual Cash Flow



1%

Monthly Cash Flow



3 Yr

3 Year Terms

3 YR CASH FLOW ON AN EXAMPLE 100K INVESTMENT

	YEAR 1	YEAR 2	YEAR 3	End of Term
Cash flow	\$12,000	\$12,000	\$12,000	\$100,000
Annual Return %	12%	12%	12%	136% Total

Identify a QI

The proceeds of your sale must be held by a QI and never by the investor. If you need help finding a QI, we can help.



45 Day Identification Period

Within 45 days of closing, investors must identify the address or addresses of the properties they are considering acquiring



180 Day Period

Within 180 days of closing, investors must close on their chosen property or properties



Signing PSA

Investors will sign associated PSA's and assume the debt necessary to qualify. Please note that you will not be a guarantor on the loan

This one-sheet is for informational purposes and to gauge potential investor interest. This summary is not intended to be a general solicitation or a securities offering of any kind. Prior to making any decision to contribute capital, all investors must review and execute all private offering documents, including the Company's Private Placement Memorandum. The information contained herein is from sources believed to be reliable, however, no representation by 1031Smart, either expressed or implied, is made as to the accuracy of any information in this document and all investors should conduct their own research to determine the accuracy of any statements made.

FOR ADDITIONAL INFORMATION OR TO REQUEST A COPY OF THE OFFERING DOCUMENTS, PLEASE EMAIL RYAN BEATTY AT RYAN@1031SMART.COM