

IDENTIFICATION FORM

Date: _____

Exchanger Name: _____

Exchange No.: _____ Net Selling Price: _____

Relinquished Property Address: _____

IRC §1031 requires that identification of replacement property be made within 45 days of close of relinquished property. Please identify which rule/exception Exchangor intends to utilize:

3 Property Rule

200% Rule

95% Exception

Pursuant to the terms of the Tax-Deferred Exchange referenced above, Exchangor hereby identifies the following Replacement Properties: **Please list Full Address, City, State (including Unit # if applicable)**

How Many Properties Will Be Purchased? _____

Property #1: _____

% Ownership _____ with a fair market value of \$ _____

Property #2: _____

% Ownership _____ with a fair market value of \$ _____

Property #3: _____

% Ownership _____ with a fair market value of \$ _____

IMPORTANT - If you identify more than three replacement properties, you must follow the 200% identification rule and/or the 95% exception. Please use a separate paper to list additional properties.

Special Instructions: _____

Please provide Gibraltar 1031 Exchange LLC with the legal description of the above-named Replacement Properties as soon as they are available.

Exchangor (signature & date required):

Exchangor Signature

Exchangor Signature

Date

Received on _____, 20__

GIBRALTAR 1031 EXCHANGE LLC,
a California limited liability company

By: _____

****IMPORTANT NOTICE****

This Identification of Replacement Property Form must be completed and signed by the Exchangor (Taxpayer) and must be sent by U.S. Mail (postmarked) or via facsimile (time and dated stamped) to Gibraltar 1031 **NO LATER THAN MIDNIGHT ON THE 45TH CALENDAR DAY** following the transfer (conveyance of title) of the Relinquished Property. This is a statutory requirement pursuant to Section 1031 of the Internal Revenue Code. It is the sole responsibility of the Exchangor to properly submit identification in a timely manner. The address of the replacement property(s) identified needs to be as specific as possible.

Sent via Certified U.S. Mail - Identification of Replacement Property Forms delivered via U.S. Mail should be sent by certified mail to **Gibraltar 1031 Exchange**. Your certified mail receipt will be proof that you identified with in the prescribed deadlines.

You, the Exchangor, can identify alternative and/or multiple Replacement Properties by using either the Three-Property Identification Rule, the 200% Identification Rule or the 95% Identification Exception.

1. **Three Property Rule** -Identify up to three like kind replacement properties without regard to total aggregate value of the properties.
2. **200% Rule** - Identify as many like kind replacement properties as you wish provided the total aggregate value of all properties identified does not exceed 200% of the sales price of your relinquished property.
3. **95% Exception** - If you identify more than three properties and exceed the 200% limitation you must purchase 95% of the aggregate value of the identified properties.

In general, in order to defer 100% of the tax liability by utilizing the 1031 Exchange, the taxpayer must purchase one or more properties which add up to equal or greater value of the net selling price of the relinquished property AND reinvest all of the net cash received from the sale of relinquished property.

Identifying Replacement Properties can be a complex process. Exchangor should always consult with their legal and/or tax advisors prior to completing this Identification of Replacement Property Form.

Gibraltar 1031 Exchange is always available to help you with completing your Identification Form. Please contact our office anytime for assistance.