

# Avoid Paying Capital Gain Taxes!

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*"Maximize your tax benefits with an IRC §1031 tax deferred exchange."*

I focus on helping real estate investors sell existing investment property to acquire new investment property with better returns and increased tax benefits while deferring capital gain taxes. By utilizing one of the last great tax planning strategies for investment real estate owners, the **IRC §1031 tax deferred exchange**, you may be able to move 100% of your equity into your next property.

- **Increase the value of your investment property**
- **Increase your net cash flow**
- **Maximize depreciation deductions**

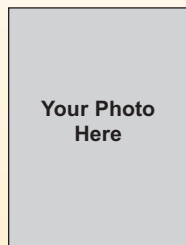
**Let's Talk!** I am happy to discuss your options or send you complimentary information about the exchange process.

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