

1031 Exchange Timeline Sheet

Sell investment real estate and defer the tax, if you hit every date.

01

Before you list

- ☐ Both properties must be real estate held for business or investment (not your home, not a flip)
- ☐ Line up a qualified intermediary before the sale closes
- ☐ The same taxpayer that sells must buy (watch LLCs and spouses on title)

03

The clock (from the day the sale closes)

- ☐ Day 45: identify replacement property in writing, signed
- ☐ Usual limit: up to 3 properties, or more if their total value stays under 200% of what you sold
- ☐ Day 180: close on the replacement, or by your tax return due date if that's earlier (extend the return if needed)

02

Never touch the cash

- ☐ Sale proceeds go straight to the qualified intermediary
- ☐ If the money hits your account, the exchange fails

04

What gets taxed

- ☐ Cash you take out (boot) is taxable
- ☐ Debt you don't replace with new debt or added cash is taxable too
- ☐ To defer it all, buy equal or greater value and reinvest all the net proceeds
- ☐ Report the exchange on Form 8824

Good to know: Deferred isn't deleted. The gain carries into the new property's basis, so keep every closing statement.

Questions?

Book a free discovery call: nxtlevelcpa.com

[Or book online directly.](#)