

# 1031 BUYER BROKER SERVICES

CPG has a proven track record of assisting clients with IRS Section 1031, or as more commonly referred to as the '1031 exchange', to defer capital gain taxes, and improve our clients real estate position. IRS Section 1031 is a complicated code, which if used effectively, can reduce significant tax burdens. **CPG Realty is well experienced with this code, having closed over \$226mm of 1031 exchange property sales in the last 5 year alone.** Along with our recommended consultants consisting of transactional attorneys, accountants, and lenders, we can help facilitate the process, and ensure a timely and profitable 1031 exchange which meets our investors needs.

01

INVESTOR SELLS  
INVESTMENT PROPERTY  
& NOTIFIES QUALIFIED  
INTERMEDIARY

02

SALE PROCEEDS ARE  
TRANSFERRED DIRECTLY  
TO QUALIFIED  
INTERMEDIARY

03

WITHIN 45 DAYS OF  
THE SALE, THE INVESTOR  
IDENTIFIES THE  
REPLACEMENT  
PROPERTY(IES)

04

WITHIN 180 DAYS OF  
THE SALE, THE INVESTOR  
CLOSES ON THE  
REPLACEMENT  
PROPERTY(IES)

## HIGHLIGHTED TRANSACTIONS

**1** FRITO LAY DISTRIBUTION  
VA & MD LOCATIONS  
 7 Unit Frito Lay Distribution Facility  
Portfolio in Virginia & Maryland  
**OFF-MARKET \$23,000,000**

**2** ROLLINGWOOD SHOPPING CENTER  
WOODBIDGE, VA  
 Existing 110,000 SF Grocery  
Anchored Shopping Center on  
15.09 Acres  
**OFF-MARKET \$18,250,000**

**3** WOODLAWN SHOPPING CENTER  
ALEXANDRIA, VA  
 Existing 120,000 SF Shopping  
Center on 8.55 Acres  
**OFF-MARKET \$13,750,000**

**4** 7209 LOCKPORT PLACE  
LORTON, VA  
 Fully Leased 12,861 square foot  
flex office/warehouse property on  
9.38 acres with Industrial Outdoor  
Storage (IOS)  
**ON MARKET \$6,750,000**



**\$54,092,875**

Dollar General, Advance Auto, Fresenius, Walgreens

**5** ODENTON MEDICAL CENTER  
ODENTON, MD  
 Existing 32,456 SF Medical Office  
on 4 Acres  
**OFF-MARKET \$6,200,000**

**6** COLUMBIA GAS OF VIRGINIA  
VINT HILL, VA  
 21,225 SF of Industrial Leased to  
Columbia Gas of Virginia  
**ON MARKET \$5,800,000**

**7** FORBES TECH CENTER  
LANHAM, MD  
 Existing 62,000 SF Office on  
3.85 Acres  
**OFF-MARKET \$5,650,000**

**8** PEAR TREE VILLAGE  
ALEXANDRIA, VA  
 Existing 32,065 SF of Retail  
and Office  
**OFF-MARKET \$5,625,000**

