

# Fundamentals of 1031 Exchanges (T1031)

## Course Overview

This authoritative course covers critical aspects, common problem areas and strategies for successful Sec. 1031 exchanges, from deferred exchange rates to 1031 frameworks to partnership and TIC issues. Delve into a Form 8824 preparation exercise that includes replacement property adjusted basis computation and other details. Additionally, we'll dedicate time to advanced 1031 exchange strategies. Bring your questions and be prepared to increase your expertise.

## Objectives

- Understand how to prepare IRS Form 8824.
- Determine 1031 exchange mathematics, including napkin test, boot and adjusted basis.
- Recognize conceptual issues in 1031 exchanges.
- Identify advanced concepts, such as improvement exchanges, reverse exchanges, nonsafe harbor exchanges and drop-and-swap.
- Determine ethics and client counseling issues.
- Identify how to evaluate and counsel clients about risk.

## Major Topics

- Statutory framework for 1031 exchanges
- Characterization of business and investment property
- Deferred exchange rules and techniques
- Exchange mathematics: boot, gain and basis
- Reporting for failed exchanges (over two tax periods)
- Improvement exchanges
- Reverse exchanges
- Nonsafe harbor exchanges
- Partnership and TIC issues: IRC Sec. 761

**Field of Interest Code:** Taxes

**CPE Hours:** 8.00 | **ET:** 2.00 | **CTEC-Fed:** 6.00 | **IRS-TX:** 8.00 | **LS-TX:** 6.50 | **MCLE:** 6.50

**Level:** Intermediate

**Designed for:**

CPAs, attorneys, CFPs, enrolled agents, real estate and other professionals interested in an update, review or opportunity to discuss 1031 questions, as well as professional staff who prepare or review income tax returns.

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