

Table of Contents

BASIC RULES	1
OVERVIEW.....	1
QUALIFYING PROPERTY	2
PROPERTY MUST BE LIKE-KIND.....	3
Real Property.....	4
Depreciable Tangible Personal Property	5
Intangibles or Nondepreciable Property	8
Goodwill.....	8
Trademarks, Trade Names, Customer-based Intangibles.....	8
Coins.....	9
Livestock.....	9
Natural Resources	10
Mixed-use Property.....	10
INTENT OF PROPERTY OWNERSHIP.....	10
HOLDING PERIOD FOR PROPERTY	12
RELATED PARTY EXCHANGES	13
EXCHANGE TERMS	16
EXCHANGE PROVISIONS	17
Simultaneous Exchange	17
Deferred Exchange	17
Safe Harbor.....	23
Realized Gain.....	28
Recognized Gain	29
Boot	29
Reverse Exchange	37
Exchange Expenses	38
REVIEW QUESTIONS	41
REVIEW ANSWERS.....	43
BASIS AND DEPRECIATION	45
DEPRECIATION OF REPLACEMENT PROPERTY.....	48
Depreciation of Excess Basis	49
Depreciation of Exchange Basis	49
Electing Out of The Split Basis Rules	53
Bonus Depreciation.....	54
Luxury Automobiles	56
REVIEW QUESTIONS	59
REVIEW ANSWERS.....	61
ADDITIONAL CONSIDERATIONS	63
IMPROPER §1031 PROMOTERS	63
EXCHANGER	64
INSTALLMENT OBLIGATION	64

SECTION 1245 AND 1250 RECAPTURE.....	68
MIXED-USE SAFE HARBOR	70
MULTIPLE PROPERTY EXCHANGE	72
REVIEW QUESTIONS	77
REVIEW ANSWERS.....	81
REPORTING LIKE-KIND EXCHANGES.....	83
FORM 8824.....	83
COMPLETED EXAMPLES.....	84
Complete Deferral	84
Partial Deferral.....	90
Vehicle Trade-in	93
REPORTING MULTI-ASSET EXCHANGES	96
LIKE-KIND EXCHANGE AND §121 EXCLUSION	96
Business Use of Home Example	97
Change in Use Example.....	100
REVIEW QUESTIONS	101
REVIEW ANSWERS.....	103
APPENDIX	105
INDEX	109