

ASSURANCES

When selecting a Qualified Intermediary, the Exchanger must feel confident that their Qualified Intermediary is a professional company with the requisite expertise, skill and commitment to provide quality service and security of the exchange funds. **Investment Property Exchange Services, Inc. (IPX1031) is sensitive to these concerns.** Through its national network of offices IPX1031 has developed a reputation throughout the industry as the leader in IRC §1031 Qualified Intermediary services.

SECURITY

Exchangers must feel confident that exchange funds will be safe and available for the successful conclusion of their exchange. **IPX1031** is able to offer the highest level of safety and security of the exchange funds.

- IPX1031 is a subsidiary of Fidelity National Financial, Inc. (NYSE:FNF) the largest provider of title insurance and diversified real estate-related services
- A written guarantee for the exchange funds
- \$100 million in Fidelity Bond Coverage
- \$30 million in Professional Liability Insurance
- Employee Theft and Dishonesty Coverage

SERVICE

Our innovative techniques in structuring exchanges, combined with the expertise of our professionals, allow us to provide Exchangers with superior service.

- As a member of the Federation of Exchange Accommodators, IPX1031 is informed of any new developments in the field and participates in proposing new legislation for tax deferred exchanges and the Qualified Intermediary industry.
- We have an unflagging commitment to the Exchanger to provide quality service and superior documentation.

EXPERTISE

We have exceptional technical expertise and practical experience gleaned from many years of helping Exchangers defer capital gain taxes.

- Our regional attorney managers and experienced processing staff have the expertise to structure and manage the most challenging real and personal property exchange transactions, including delayed, simultaneous, improvement, reverse, foreclosure and workout exchanges.
- IPX1031 facilitates thousands of tax deferred exchange transactions each year.

BRIEF EXCHANGE COMMUNICATIONS

Investment Property Exchange Services, Inc. cannot provide advice regarding specific tax consequences. Investors considering an IRC §1031 tax deferred exchange should seek the counsel of their accountant and attorney to obtain professional and legal advice. © 2005 Investment Property Exchange Services, Inc.