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September 02, 2022

Vasu Vijayaraghavan and Sudha Thiruvengadam
688 Bancroft Street
Santa Clara, CA 95051

Subject: Exchange No.: EX-02-66156-ALC
File No: 2236142-BAL
Relinquished Property: 4902 Duval Road # D2, Austin, TX

Dear Vasu Vijayaraghavan and Sudha Thiruvengadam:

The following information is provided to you as a courtesy only. You are solely responsible for making your own calculations to accurately determine and verify the deadline dates for your exchange.

We have received the Exchange Funds from the Relinquished Property Settlement Agent in the amount of **\$249,044.51** for deposit into the Exchange Account. **Please Note: This balance will be reduced by the Exchange Fee** as set forth in section 7.12, and, if applicable, by any State Tax Withholding as set forth in section 7.14 of the Exchange Agreement.

Based on our review of the Settlement Statement for the above-referenced Relinquished Property, the sale occurred on **August 31, 2022. It is essential that you confirm this date. If you or your tax advisor believe that this date is incorrect, contact me immediately.**

Assuming that you agree that the sale occurred on **August 31, 2022**, the statutory time deadlines applicable to your exchange are as follows:

Identification Period: **October 15, 2022**. The deadline for identifying all potential Replacement Property for your exchange is midnight on the 45th day after the date of sale of the first Relinquished Property. You must identify **all** potential Replacement Property in writing on your Replacement Property Identification Notice (form enclosed), sign and deliver it to us, as Qualified Intermediary, or to another party allowed by Treasury Regulations, no later than the expiration of your Identification Period. If your identification deadline falls on a weekend or holiday it is strongly suggested that you submit a draft of your identification to your coordinator the previous business day in the event there are any potential issues with the identification. You may send it to us by mail, fax or email with the scanned fully executed Identification Notice attached. **Please note that an email without a signed document is not sufficient.**

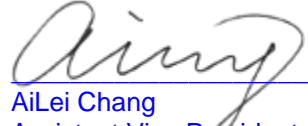
Exchange Period: **February 27, 2023**. The deadline for acquiring all Replacement Property to complete your exchange is the earlier of 180 days from the date of sale of the first Relinquished Property or the filing date (including valid extensions) for the tax return for the tax year in which the transfer of your first Relinquished Property occurred.

Please remember that before we can disburse exchange funds for earnest money or purchase of Replacement Property, we must receive 1) a copy of the purchase and sale agreement and the preliminary title report for the Replacement Property so that we can prepare the necessary Assignment documents and 2) a completed, signed Authorization to Disburse Funds form. Please provide us with at least **two (2) business day's** prior notice to wire the requested funds.

If you have any questions, please feel free to contact us.

Sincerely,

[Investment Property Exchange Services, Inc., a California corporation](#), as Qualified Intermediary
under Exchange No.: EX-02-66156-ALC



AiLei Chang
Assistant Vice President / Exchange Officer

Enclosure

Exchange No.: **EX-02-66156-ALC****REPLACEMENT PROPERTY IDENTIFICATION NOTICE**

► ***There are very specific rules about proper identification. Please review the attached Guidelines and Treasury Regulations and consult with your tax advisor. Note that EACH property held by a multiple property DST should be counted for the Three Property or 200% Rule.***

Exchanger hereby identifies and designates as Replacement Property, pursuant to §3.2 of the Exchange Agreement, the following like-kind property (attach legal descriptions if necessary):

	► % Interest Or Unit # (If less than 100% or if a condo) Unit # 208	► Value (for 200% / 95% Rules)
1) <u>815 Balboa Avenue #208, Capitola, CA 95010</u>		\$ <u>995,500.00</u>
2) <u>REVA San Antonio HQ DST 11330 IH 10 West, Building 1000 and Building 2</u>	<u>0.7442</u>	\$ <u>248,194.51</u>
3) <u>Cove Pharmacy Net Lease 46 DST 4000 Collins Ave, Miami Beach, FL 33140</u>	<u>1.114340</u>	\$ <u>248,194.51</u>

► **IMPORTANT:** If you are identifying MORE than 3 properties *you must include the total fair market value of ALL properties for the 200% or 95% Rules.* (Attach an additional sheet listing the properties and their values, if necessary.)

4) _____ \$ _____

5) _____ \$ _____

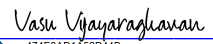
► **TOTAL of ALL properties identified \$** _____


Optional:

_____ Click here to attach additional page, if necessary.

Exchanger acknowledges that Exchanger reviewed the attached General Guidelines for Identification and completed this Replacement Property Identification Notice on the date next to my signature.

EXCHANGER(S):

DocuSigned by:

474E8AD1A62D44B
Vasu Vijayaraghavan on October 13, 2022

DocuSigned by:

1E642FD5G4254F4
Sudha Thiruvengadam on October 13, 2022

Receipt by Qualified Intermediary is acknowledged this date: _____.

Investment Property Exchange Services, Inc. as Qualified Intermediary
under Exchange No.: EX-02-66156-ALC

AiLei Chang
Assistant Vice President / Exchange Officer

GENERAL GUIDELINES FOR IDENTIFICATION

1. Identification Notice and Identification Period

Your Replacement Property must be identified in a writing, signed by the Exchanger, and delivered to the Qualified Intermediary or other party as allowed by Treas. Reg. §1.1031(k)-1(c)(2) within 45 calendar days after the transfer of the first Relinquished Property in your Exchange (the "Identification Period"). This 45 day rule is very strict, and is **not** extended if the 45th day should happen to fall on a Saturday, Sunday or legal holiday.

2. Unambiguous Description

Treas. Reg. §1.1031(k)-1(c)(3) provides "Replacement Property is identified only if it is unambiguously described in the written document or agreement. Real property generally is unambiguously described if it is described by a legal description, street address, or distinguishable name (e.g., the Mayfair Apartment Building)."

3. "3 Property Rule or 200% Rule"

Treas. Reg. §1.1031(k)-1(c)(4) permits the Exchanger to "identify more than one property as Replacement Property. Regardless of the number of Relinquished Properties transferred by the taxpayer as part of the same deferred exchange, the maximum number of Replacement Properties that the taxpayer may identify is:

(a) Three properties without regard to the fair market values of the properties, or

(b) Any number of properties as long as their aggregate fair market value, as of the end of the Identification Period, does not exceed 200 percent of the aggregate fair market value of all the Relinquished Properties as of the date the Relinquished Properties were transferred by Exchanger."

See the excerpt of Treas. Reg. §1.1031(k)-1(c)(4)(ii) below for the exception ("95% Rule") to the 3 Property / 200% Rule.

4. Already acquired Replacement Property(ies)

If you have already acquired one or more Replacement Property(ies) in your exchange, these Replacement Property(ies) count toward the total number of Replacement Property(ies) you can identify under either the "3 Property or 200 Percent Rule."

5. Fractional Interests

If you intend to acquire less than a 100% interest in a specific Replacement Property, such as an undivided fractional (tenant-in-common) interest in a Replacement Property, then you should specify the percentage interest and / or the value of the fractional interest of the Replacement Property that you intend to acquire.

6. Improvements & Repairs

If you intend to make improvements, such as repairs, alterations, or renovations to an identified Replacement Property to be paid for with Exchange Funds, you must include in your Replacement Property Identification Notice 1) a description of the replacement property **and** 2) a detailed description of any improvements to be made. **NOTE:** All improvements to be made to the Replacement Property during the Exchange Period must be completed prior to the date the Replacement Property is transferred to Exchanger in order to be considered in the total value of the Replacement Property included in the exchange. Exchange funds **cannot** be used to improve the Replacement Property **after** it has been transferred to the Exchanger.

7. Purchase and Sale Contracts

Please send a copy of the purchase and sale agreement for any Replacement Property along with the escrow/settlement contact information to Qualified Intermediary as soon as possible so that Qualified Intermediary can prepare the necessary exchange documentation to acquire the Replacement Property to complete the exchange.

Following are excerpts from Treasury Regulation §1.1031(k)-1 regarding proper manner of identification of Replacement Property:

"(b) **Identification and receipt requirements** -- (1) In general. In the case of a deferred exchange, any replacement property received by the taxpayer will be treated as property which is *not* of a like kind to the relinquished property if ... (i) [t]he replacement property is not "identified" before the end of the 'identification period'...."

“(b)(2)(i) The identification period begins on the date the taxpayer transfers the relinquished property and ends at midnight on the 45th day thereafter....”

“(c)(2) **Manner of identifying replacement property.** Replacement property is identified only if it is designated as replacement property in a written document signed by the taxpayer and hand delivered, mailed, telecopied, or otherwise sent before the end of the identification period to either (i) The person obligated to transfer the replacement property to the taxpayer (regardless of whether that person is a disqualified person as defined in paragraph (k) of this section); or (ii) Any other person involved in the exchange other than the taxpayer or a disqualified person (as defined in paragraph (k) of this section).”

“Examples of persons involved in the exchange include any of the parties to the exchange, an intermediary, an escrow agent, and a title company. An identification of replacement property made in a written agreement for the exchange of properties signed by all parties thereto before the end of the identification period will be treated as satisfying the requirements of this paragraph....”

“(c)(4)(ii) **[95% Rule].** If, as of the end of the identification period, the taxpayer has identified more properties as replacement properties than permitted by paragraph (c)(4)(i) of this section, the taxpayer is treated as if no replacement property had been identified. The preceding sentence will not apply, however, and an identification satisfying the requirements of paragraph (c)(4)(i) of this section will be considered made, with respect to (A) Any replacement property received by the taxpayer before the end of the identification period, and (B) Any replacement property identified before the end of the identification period and received before the end of the exchange period, but only if the taxpayer receives before the end of the exchange period identified replacement property the fair market value of which is at least 95 percent of the aggregate fair market value of all identified replacement properties (the “95-percent rule”).”

“For this purpose, the fair market value of each identified replacement property is determined as of the earlier of the date the property is received by the taxpayer or the last day of the exchange period.”

“(c)(6) **Revocation of identification.** An identification of replacement property may be revoked at any time before the end of the identification period. An identification of replacement property is revoked only if the revocation is made in a written document signed by the taxpayer and hand delivered, mailed, telecopied, or otherwise sent before the end of the identification period to the person to whom the identification of the replacement property was sent. An identification of replacement property that is made in a written agreement for the exchange of properties is treated as revoked only if the revocation is made in a written amendment to the agreement or in a written document signed by the taxpayer and hand delivered, mailed, telecopied, or otherwise sent before the end of the identification period to all of the parties to the agreement.”

“(e) **Special rules for identification and receipt of replacement property to be produced.** (1) In general. A transfer of relinquished property in a deferred exchange will not fail to qualify for nonrecognition of gain or loss under section 1031 merely because the replacement property is not in existence or is being produced at the time the property is identified as replacement property. For purposes of this paragraph (e), the terms “produced” and “production” have the same meanings as provided in section 263A(g)(1) and the regulations thereunder. (2)... For example, if the identified replacement property consists of improved real property where the improvements are to be constructed, the description of the replacement property satisfies the requirements of paragraph (c)(3) of this section (relating to description of replacement property) if a legal description is provided for the underlying land and as much detail is provided regarding construction of the improvements as is practicable at the time the identification is made.”