

ExStra is the only Accommodator focused only on reverse exchanges

ExStra does not perform standard delayed or deferred exchanges. We do have alliances with a variety of Qualified Intermediaries who perform delayed exchanges with exceptional skill, attention to detail and dedication to absolute asset security for each Exchangor.

Contact ExStra at 1-408-879-7220 to discuss your optimal exchange strategy.



Copyright © 2007 by Exchange Strategies Corporation

The information in this brochure should not, under any circumstances, be considered tax advice.

Specialists in Reverse 1031 Exchanges

Reverse Exchange Services

- Standard Exchange First and Exchange Last
- Complex Exchange First and Exchange Last
- Build-to-Suit Reverse Exchanges
- Non-Safe-Harbor Build-to-Suit Exchanges
- Extension of a Safe-Harbor Reverse Past 180 Days
- Applicable to many asset categories in addition to real estate.

Exchange Strategies Corporation
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008
www.exstra1031.com

Exchange Strategies Corporation

Optimal Exchange Strategy and Selecting the Right Accommodator



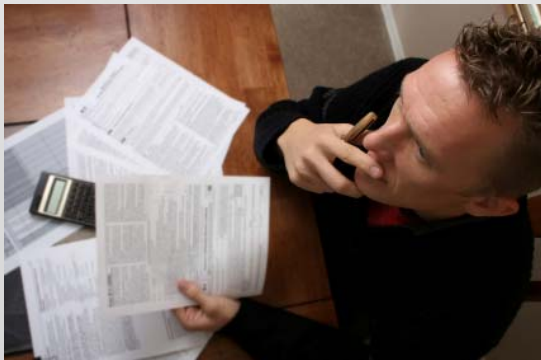
ExStra
Reverse Exchanges Done Right

Considering a Reverse Exchange?

Is a reverse exchange the right strategy for you?

Consider the market conditions. In many markets, low inventory of good investment properties may make completing a delayed exchange in 180 days much riskier than you'd like. Using a reverse exchange, you can start the exchange when you find the new property that is just right, knowing that you can quickly sell the old property.

Maximize your flexibility. In a reverse exchange, you generally don't have to worry about the 45-day ID deadline and there are ways to extend reverse exchanges beyond 180 days if necessary.



For more information, visit our website or call to speak directly with an Exchange Officer who'll be delighted to assist you in developing your optimal exchange strategy.

1-408-879-7220
www.ExStra1031.com

Here Are Answers To Some Important Questions You Should Ask.

Which is more cost effective? In a delayed exchange, you sell a producing asset and give the cash to a QI. If the interest you earn on that cash is lower than the ROI on the asset, then a reverse exchange, even with the higher fee, may be more cost effective. It's worth looking at the numbers.

If a reverse exchange is the right choice, ExStra is the right Accommodator.

We only do reverse exchanges. It's all we do and we have made significant investments in perfecting our reverse exchange processes so that they work better than those offered by any other QI.

We are committed to excellence. Our staff are all industry veterans who have collectively executed thousands of reverse exchanges. We never cut corners. We have proven answers to the common problems that can arise and slow down or overly complicate the process - all done to make a reverse exchange work seamlessly for you.

We'll do our part - guaranteed. We will indemnify you against our failure to comply with all of ExStra's federal and state tax filing requirements that arise as a result of our operations, no matter how complex.

Our innovations. We have a number of unique aspects to our processes that provide benefit to you.

From state tax impact analysis, to avoidance of unnecessary taxable events to ensuring future exchangeability, we are constantly improving what we do for you.

Consider the skill and commitment. Doing reverse exchanges right means, among other things, keeping up with the ever-changing body of applicable court cases, legal opinions, IRS rulings and state tax laws. You should make sure your QI is committed to this level of research and expense. If not, you are the one who may end up paying the price.

The IRS is about to change the rules. QIs are expecting, in late 2007, a change in the IRS regulations that will profoundly affect the business of performing delayed exchanges. These new regulations do not affect reverse exchanges. You should ensure that the QI you select for your reverse exchange will not be adversely affected by these new regulations.

What would happen to your exchange if your QI failed while it was in process?