

# The Midland 1031 Difference



## *ABOUT MIDLAND 1031*

Midland 1031 is a Qualified Intermediary pursuant to IRC Section 1031 with Offices in Chicago, IL and Fort Myers, FL. Midland 1031 does not sell any products, or provide investment, legal or tax advice. In 2017, Midland 1031, LLC (fka 1031 Tax Free Strategies) entered its 20<sup>th</sup> year of operations and has successfully served as Qualified Intermediary (QI) for thousands of exchanges throughout the United States. Since 1997, the Midland 1031 team has been dedicated to providing the highest level of service in the industry. Midland 1031 is a member of the Federation of Exchange Accommodators (FEA) with two Certified Exchange Specialists® (CES®) on staff (Dave Owens and Theresa Knowler) plus a full transaction staff to ensure that your exchange is done correctly.

## *WHY CHOOSE MIDLAND 1031*

### Personalized Service

We value our clients and the relationship that we establish with them. At Midland 1031, our clients have a dedicated member of the 1031 team that will work with them on the exchange from beginning to end. You will be working with someone who not only knows your exchange transaction, they know you.

### Security

Midland 1031 maintains a fidelity bond and a professional insurance policy from a leading, independent insurance underwriter to protect our clients and the funds they entrust to us.

### Expertise

No two exchanges are the same. We have handled both simple and complex exchange transactions. We serve as Qualified Intermediary for Forward, Reverse and Improvement Exchanges.

We have facilitated exchanges all over the United States and have handled exchanges ranging from under \$100K to over \$10M.

### Safekeeping of Client Information

Midland 1031 uses a combination of methods to ensure the security of client information. This includes a firewall, encryption, a rigorous internal password policy, lockout hours where the systems are shut down, an offsite backup (in preparation of hurricanes), and a locked location for our servers. We also have a professional shredding service to dispose of important documentation.

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## Why Choose a Certified Exchange Specialist® (CES®)?

Not all Qualified Intermediaries are created equal. Midland 1031 is proud to have two CES® designees on staff. Individuals with this designation demonstrate the following:

- They have mastered the subject matter through their experience in facilitation various types of exchanges.
- They are committed to staying current on the subject matter.
- They are committed to and bound by a Code of Ethics.

## Relevant Contact Information

### Midland 1031

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Senior management bios, visit: <https://www.midlandira.com/meet-our-team/>

### Sanibel Captiva Community Bank - Member FDIC

2475 Library Way, Sanibel, FL 33957  
Phone: (239) 472-6100  
Fax: (239) 472-5678

### Federation of Exchange Accommodators

<https://www.1031.org/>

### Certified Exchange Specialist Council

[www.1031ces.org/](http://www.1031ces.org/)



Contact Midland 1031 at  
239.333.1031 to find out more about  
1031 exchanges.