

A Solution to Rescue Failed 1031 Exchanges

The Model Q(tm) Installment Sale Trust offers a practical way to return escrow proceeds over time to maintain deferral of capital gain taxes

TUCSON, AZ, USA, November 14, 2023 /EINPresswire.com/ -- In the world of real estate investments, 1031 exchanges have long been a popular tool for deferring capital gains tax. However, investors have often faced challenges and limitations when attempting to navigate the intricacies of these exchanges. Fortunately, a groundbreaking alternative has arrived – the Model Q™ Installment Sale Trust (IST) offered by Q- Financial. The IST provides a comprehensive solution to address the problems associated with 1031 exchanges and offers an effective way to rescue a failed exchange.

It is estimated by many Qualified Intermediaries that up to 30% of 1031 exchanges fail but it is unknown how many exchanges are completed with sub-standard replacement properties or complex inefficient backups plans like Delaware Statutory Trusts, Tenants in Common projects or Section 721 Up-REITs.

Now Investors have better control than ever before when entering into a 1031 Exchange.

The Model Q™ Installment Sale Trust is a third party revocable trust that can return 1031 Exchange escrow funds over time in the event that the 1031 Exchange fails, offering a practical solution to common issues faced by many real estate professionals and investors.



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Key Features of the Model Q™ Installment Sale Trust:

1. **Rescue Failed 1031 Exchanges:** The IST allows investors to rescue a failed 1031 exchange by providing flexibility and a second chance to defer capital gains taxes. If the 45-day identification period or 180-day exchange period has expired or suitable replacement properties cannot be found, the IST can step in to save the day.
2. **Diversify Your Portfolio:** Unlike all traditional 1031 exchanges that keep you invested in real estate with no liquidity and no guarantee of positive free of maintenance or repairs or tenant replacement issues, the IST offers a predictable cash flow, liquidity and deferred long term gains tax without complications.
3. **No Pressure Property Identification:** Investors often feel rushed when identifying replacement properties within the strict 45-day window. IST eliminates this pressure, allowing investors to carefully select the right properties at their own pace.
4. **Minimize Management Hassles:** IST provides passive investment options through a trust structure, reducing the day-to-day management responsibilities associated with direct property ownership.
5. **Tax Deferral with Flexibility:** Investors can customize the timing of their tax deferral to meet their specific financial goals, whether it's immediate or deferred over time.
6. **Estate Planning Benefits:** The IST offers valuable estate planning advantages, including the ability to transfer assets to heirs with a stepped-up basis, potentially reducing the impact of capital gains taxes for future generations.

The Model Q™ Installment Sale Trust represents a significant leap forward in the world of real estate investments, providing investors with a powerful and versatile tool that addresses the problems associated with 1031 exchanges.

Please Note- Your 1031 Qualified Intermediary Escrow Agreement must hold provisions to return your escrow proceeds to you via your Model Q™ Installment Sales Trust from [Q-Financial](#) before your property is sold and funds are placed in escrow. QIs are welcome to contract with Q-Financial and concerned Investors or Professionals are encouraged to contact us for a list of participating QIs in your location.

For more information on how the Model Q™ Installment Sale Trust from Q-Financial can revolutionize your real estate investment strategy and address the challenges of 1031 exchanges, please visit www.No1031.com.

About Q-Financial: Q-Financial is a Tucson-based financial institution with branch offices in Orange, California and Beverly Hills, California and specializes in innovative trust solutions, tax

strategies, wealth management and personalized service. With a commitment to empowering individuals and businesses with versatile financial tools, the Q-Financial team is dedicated to helping clients achieve their financial goals.

About Model Q™: Model Q™ is risk management strategy that favors fixed and variable fixed return asset classes over publicly traded, listed securities. Model Q™ manages cash balance and cash flow requirements without being subject to systemic market risk factors that impact nearly every other risk management strategy. Model Q™ was designed specifically for the need to address direct fixed income needs over performance returns.

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