

SECTION 1031 EXCHANGE



Specializing in Accomodation of Section 1031 Exchanges

EXPERTISE

From a respected industry leader

A leading independent qualified intermediary that has managed billions in exchange transaction dollars since 2003, IPE 1031 provides exchange accommodation services for all types of exchanges, including delayed, reverse and improvement exchanges. All exchanges are accommodated in-house, by highly qualified personnel and Certified Exchange Specialists®. IPE 1031 provides exchange accommodation services nationwide.

Building Strong Relationships. Creating Customized Value.

WORK WITH AN INDUSTRY LEADER



The Voice of the 1031 Industry

IPE 1031 is an active member of the Federation of Exchange Accommodators (FEA), the only trade organization and governing body of the qualified intermediary industry. IPE 1031's President previously served on the FEA's Board of Directors, as Chair of its Ethics Committee, as Co-Chair of its Government Affairs Committee, and as the FEA's 2013 President.



The FEA established a Certified Exchange Specialist (CES) certification program to enhance professionalism and expertise of its exchange industry members. The FEA advises property owners considering a like-kind exchange not to proceed with a transaction without first consulting with a CES. IPE 1031 currently has four Certified Exchange Specialists on staff.

SPECIALIZING IN REVERSE AND IMPROVEMENT EXCHANGES

Reverse and improvement exchange transactions are an underutilized tool of which many taxpayers are not aware. These exchanges may be appropriate in the following circumstances:

- The relinquished property cannot be conveyed before a replacement property closing.
- Exceptional purchasing opportunities require an immediate replacement property purchase.
- Improvements will be built on replacement property.
- A planned event to increase time flexibility by removing pressures from delayed exchange replacement property identification deadlines.

MEET OUR PROFESSIONALS



David A. Brown *President*  Certified Exchange Specialist™

A graduate of the University of Iowa College of Business and Drake University Law School, Dave is a member of the Iowa State Bar Association and served as a past Chair of its Tax Committee; the Iowa Commercial Real Estate Association; and the Realtor's Land Institute. Dave serves on the Federation of Exchange Accommodators Government Affairs Committee. He previously served on its Board of Directors, as Chair of its Ethics Committee, and as its 2013 President. He holds the designation of Certified Exchange Specialist ("CES®") and lectures on the subject of Section 1031 for events sponsored by the Iowa State Bar Association, Drake University Law School, the University of Iowa College of Law, the University of Nebraska, the Realtors Land Institute, the Iowa Association of Realtors, and various other accounting, legal and real estate associations. Dave is a contributing editor to the Iowa State Bar Association Income Tax Manual.



M. Kathleen Brown *Vice President*  Certified Exchange Specialist™

Katie received her undergraduate degree from Saint Mary's College, Notre Dame, Indiana and her law degree, with honors, from Drake University Law School in 1999, where she was a Note Editor for the *Drake Law Review*. She is a member of the Iowa State Bar Association, the Federation of Exchange Accommodators, the Iowa Commercial Realtors Association and the Realtor's Land Institute. Prior to joining IPE 1031 in 2007, she practiced law as a partner with a private law firm. Katie holds the designation of Certified Exchange Specialist ("CES®").



Becky J. Petersen *Assistant Vice President*  Certified Exchange Specialist™

Becky received her law degree, with honors, from Creighton University and served on the *Creighton Law Review*. Becky holds a bachelor's degree in finance from the University of Northern Iowa. Prior to joining IPE 1031 in 2011, she served as Field Operations Director and Commercial Underwriting Counsel for Iowa's Title Guaranty program and managed escrow operations for Title Guaranty's Commercial Services Department. Becky is a member of the Iowa Commercial Real Estate Association; the Realtor's Land Institute; the Iowa State Bar Association, where she previously served on the Real Estate Section Council; and the Federation of Exchange Accommodators. She holds the designation of Certified Exchange Specialist ("CES®") and regularly lectures on the subject of Section 1031 for accounting, legal and real estate associations. Becky is also President of IPE Closing & Escrow.



Chet A. Mellema *Exchange Officer*  Certified Exchange Specialist™

Chet received his juris doctor from the University of Iowa College of Law, where he served as a student writer and Note & Comment Editor for the *Journal of Corporation Law*. Chet also holds a bachelor's degree in finance from Drake University and a Business Leadership Certificate from Drake's College of Business and Public Administration. Chet is a member of the Iowa State Bar Association, serving several terms on the Real Estate & Title Section Council; the American Bar Association; Iowa Commercial Real Estate Association; and the Federation of Exchange Accommodators. He brings over 20 years of private practice and corporate legal experience to IPE 1031, with concentrations in real estate, business and debtor/creditor law. Chet is a contributing editor to the Iowa State Bar Association Income Tax Manual, holds the designation of Certified Exchange Specialist ("CES®"), and regularly speaks on the topic of Section 1031 for realtors, accountants, attorneys and similar professionals.

WHY CHOOSE IPE 1031



BUILDING STRONG RELATIONSHIPS

Built on Midwestern values and focused on providing exceptional service.



CREATING CUSTOMIZED VALUE

Provides specialized exchange and risk management solutions.



UNEQUALED EXPERTISE

Highly qualified, in-house team of Certified Exchange Specialists.



PROVEN TRACK RECORD

20-year history as Qualified Intermediary (QI) for thousands of exchanges totaling billions in value.



SUPERIOR SECURITY

Highly rated depositories, and high-limit fidelity bond and E&O policies.



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IMPROVEMENT EXCHANGES



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