The Money You Never Claimed

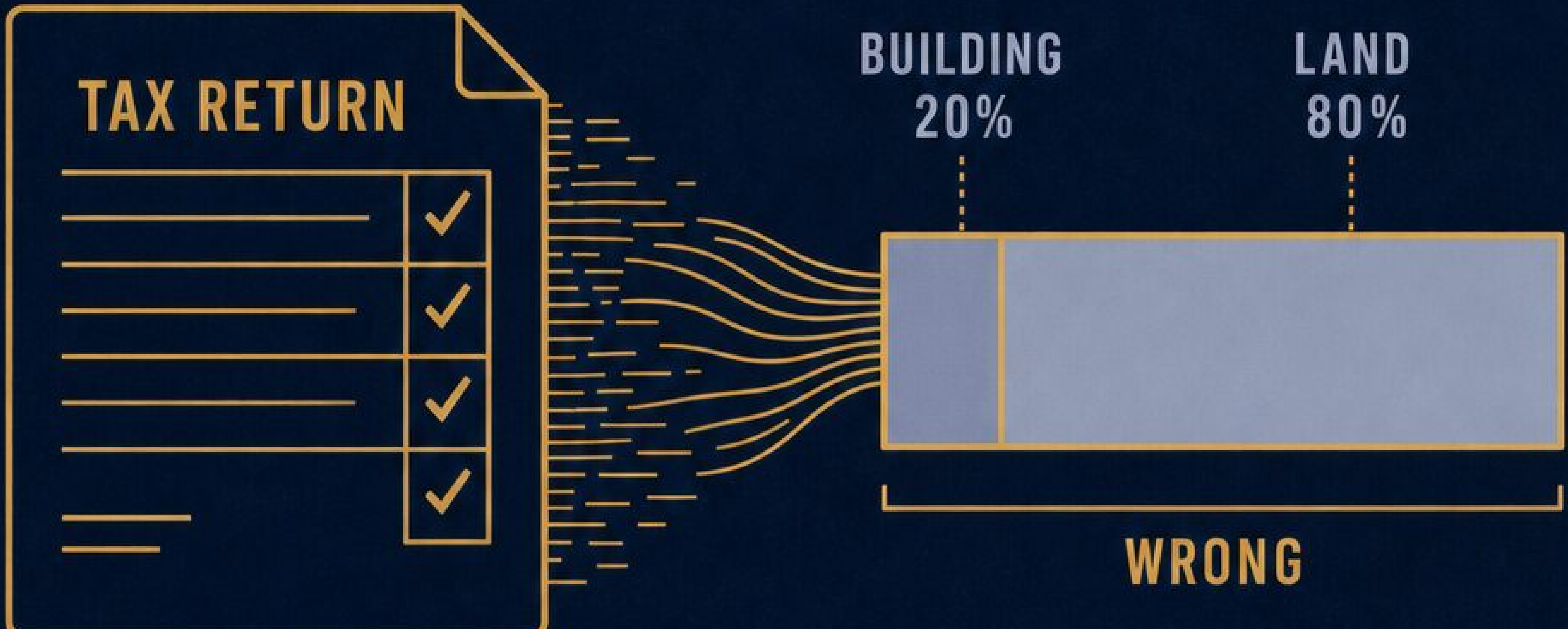
Somewhere in your exchange history, there may be money you never claimed. Not from a loophole — from your own buildings.

Your building is the end of a chain.

Three, maybe four properties back — each sale rolled into the next through a 1031 exchange. At every link, someone decided what was building and what was land.

Correctly filed is not correctly valued.

The forms were right. But the building-land split, and the fastest depreciation the law allows — that's top-shelf advice. Over a twenty-year chain, almost no one gets it at every link.



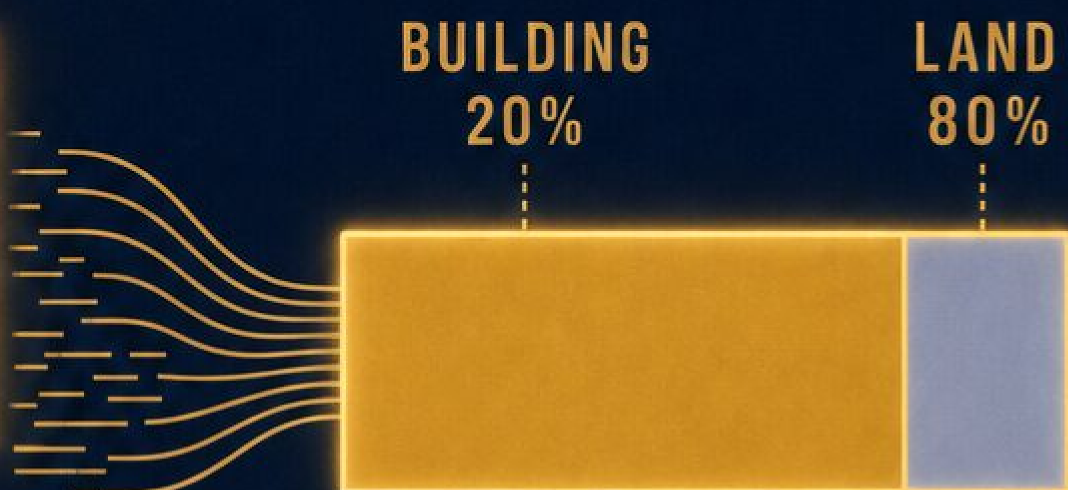
A TRUE STORY — SHARED WITH APPROVAL

Twenty years of exchanges. Two CPAs. One wrong split.

A Texas couple's current property carried roughly 20% building, 80% land. Land doesn't depreciate. Buildings do. Re-appraised, corrected, captured in one filing.

EVIDENCE FILE

$1.2M



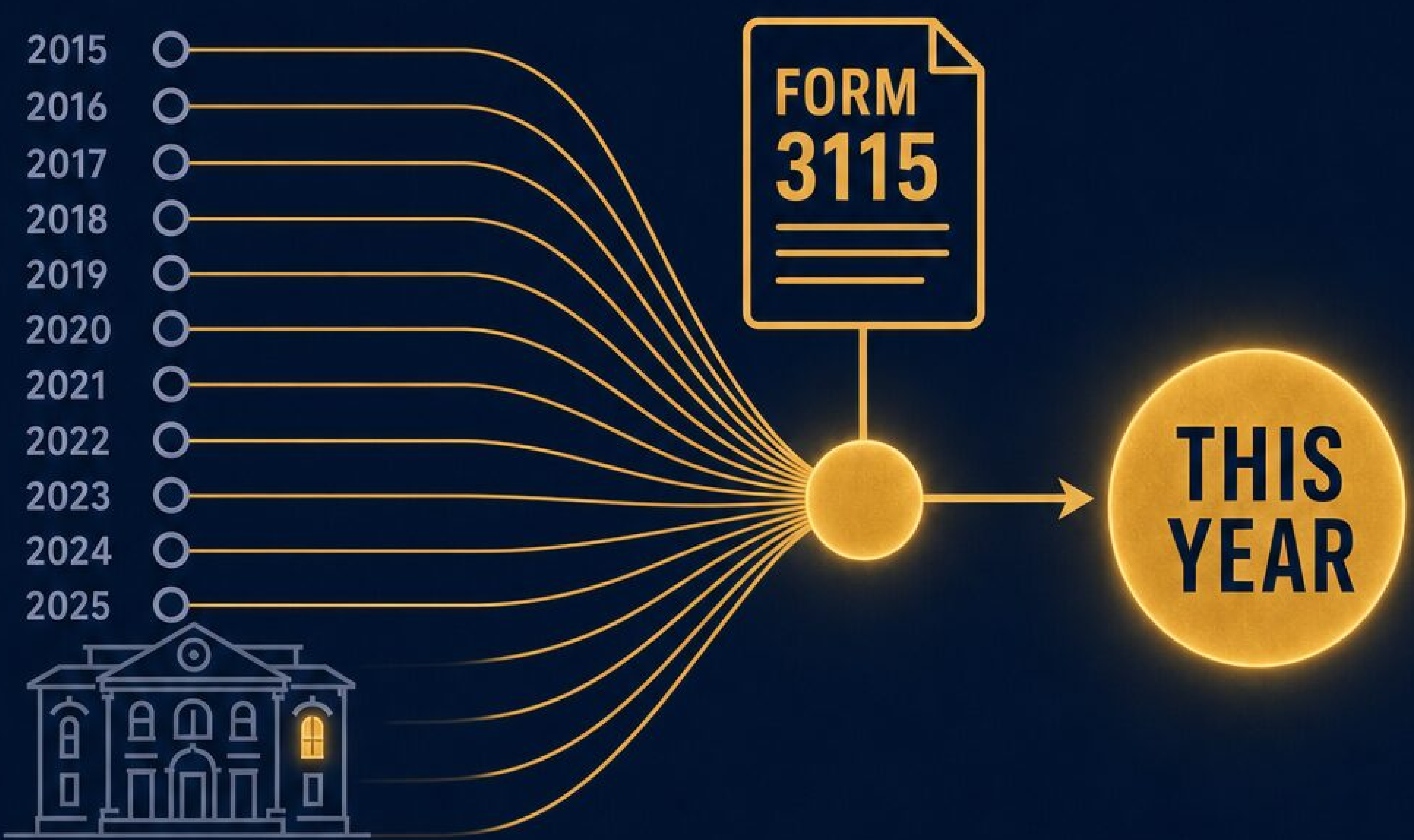
new tax benefit recovered

One client's result, not a projection of yours.

One filing brings every missed year home.

Form 3115 — a change in accounting method the IRS already allows — plus a §481(a) adjustment that moves every missed year onto this year's return. No amending old returns.

Even the property someone called 'too old'? Usually, it isn't.



The deduction is the beginning. The wealth is the play.

JPOPE's average income-tax planning savings is about $33,000 a year — before cost segregation.
Reinvested at 8%, that's ≈$478,000 in ten years.
At $75,000 a year, ≈$1,086,000.

Illustrative math: 10-year stream, 8% compounded annually, year-end contributions. Not a projection.

Start with a no-cost fit review.
We prepare. Your CPA signs.

615-429-7883 • JPOPE@JamiePope.com • jamiepope.com