

1031x.com, A Castle United Company

Announcing our New Real Estate Investor Network!

After 11 years of facilitating safe, secure 1031 exchanges, 1031x.com has added new real estate services under the name Castle United.

As a client of 1031x.com, we want you to know that the TIC properties offered by Castle-NNN can be a terrific solution—whether you want to take a break from property management, or diversify your investments.

You may also wish to join our Real Estate Investor Network which will allow you to network locally and nationally. For more information on this or any of our other services, please visit www.CastleUnited.com, or call 1-888-899-1031.

We are always happy to assist our clients as they build their wealth through real estate!

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www.Castle-NNN.com

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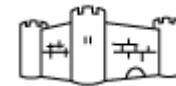
***1031 REPLACEMENT
PROPERTY***

Castle-nnn.com

A Castle United Company



***Specializing in 1031
Replacement
Property Options***



www.castle-nnn.com

BENEFITS OF TENANT-IN-COMMON, TRIPLE-NET OR OIL AND GAS ROYALTY OWNERSHIP:

Tax Deferral - The IRS recognizes these options as real estate that qualifies for tax deferral under IRC Section 1031, more commonly known as a 1031 exchange.

No Property Management - Management is already in place. This relieves you of management headaches and worries

Investment Size - Your needs can be met with minimum investments ranging from \$50,000 up to \$2,000,000.

Availability - There is always an inventory of properties to choose from. This eliminates the uncertainty in identifying and buying a replacement property.

Cash Flow - You can buy a part of a larger commercial property leased by financially stronger tenants and long term leases.

Diversification - You can choose from different types, sizes and locations of the property. Multi-family, office, warehouse, retail or single tenant investments are available nationwide.

TIC (TENANT IN COMMON)

In real estate, a Tenant-in-Common (TIC) represents co-ownership between two or more investors. The TIC investment structure has been in use for more than a decade; however, recent tax law changes have enhanced their popularity. Each owner receives a warranty deed representing his or her percentage ownership of the property.

NNN Property (Triple Net)

In a Triple-Net property the Tenant pays the taxes, insurance and maintenance on the property and the landlord receives the full rent, without expenses.

Oil and Gas Royalties

This is royalty ownership to the minerals on a particular piece of land. It is considered real property!

These investments are NOT partnership interests!



ABOUT THE PRINCIPAL . . .

Milissa D. Alexander graduated from the University of Colorado in 1991 with a B.S in International Business and a



Minor in Accounting. Milissa has been a Broker and Owner of her own real estate company since 1992—specializing in matching investors and investment properties. Her 18 years of experience in buying, managing, building and selling investment properties give her a complete understanding of the needs of each individual investor. She is a member of her local, state and national association of realtors and a CCIM candidate.

Milissa's loyalty is to you—the buyer. She will locate those properties that qualify for your specific exchange needs: equity and debt ratio. **THERE ARE CHOICES!**

Call and we can discuss your specific needs and options in a Replacement Property.