

1031 DST Solutions - Investor Guide

Helping investors turn management headaches into mailbox money.



Tired of managing properties? What do I do with the money if I sell? What if I can't find a replacement property?

Many investors keep properties simply to avoid the tax hit when selling. A 1031 Exchange allows you to sell and defer capital gains taxes. By reinvesting in a DST, you can continue to own real estate—but without tenants, repairs, or management headaches.

What's a DST?

A Delaware Statutory Trust (DST) lets accredited investors co-own fractional interests in large, professionally managed real estate such as apartment communities, medical offices, industrial buildings, and self-storage facilities.

DSTs are IRS-approved for 1031 exchanges, offer typical hold periods of 5–7 years, and provide passive monthly income with no day-to-day management responsibilities.



Michael Deutsch

Call : 914-299-1302

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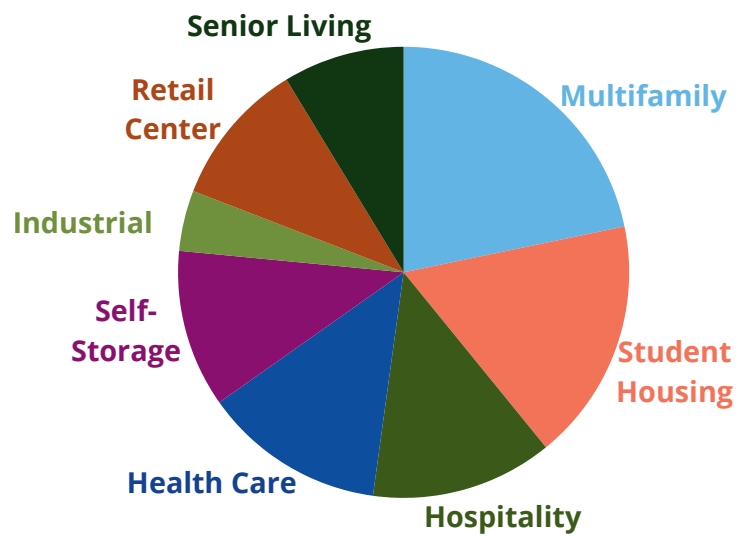


Email: mike1031dstsolutions@outlook.com

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Why Investors Choose DSTs

- **Tax deferral:** Defer capital gains taxes through a 1031 Exchange.
- **Monthly Passive Income:** Receive consistent, professionally managed distributions.
- **Diversification:** Spread your investment across multiple asset classes and regions.
- **Institutional Size:** Access to large-scale properties typically reserved for institutional investors.
- **Estate Planning:** 'Swap-till-you-drop'—heirs receive a step-up in basis, eliminating deferred gains.
- **Peace of Mind:** Enjoy passive income without property management stress.



How the 1031 Exchange Process Works

1. **Sell Your Property** – Proceeds go to a Qualified Intermediary (QI).
2. **Identify Replacement Properties (45 Days)** – Include a DST as a backup or main option.
3. **Close (180 Days)** – Funds are transferred into one or more DST investments.
4. **Enjoy Passive Income** – Continue deferring taxes and collecting monthly distributions.

Real Investor Scenarios

The Farmer: Sold 300 acres and reinvested \$3M into diversified DSTs. No more maintenance—steady monthly income.

The Retired Couple: Traded rental homes for healthcare and industrial DSTs. Hands-free, tax-deferred income.

The Smart Investor: Used DSTs to defer taxes on leftover proceeds ('boot') and remain fully invested

Let's talk!



About Me

After selling my family's properties and discovering our capital gains tax would be nearly 40%, I found DSTs to be a smarter, more diversified, and stress-free way to stay invested in real estate. Now, I dedicate my career to helping investors enjoy passive income and defer taxes through DST strategies.

Disclosure: This is not a solicitation or an offer to sell any securities. DST investments can only be marketed through a Private Placement Memorandum (PPM) and are only available to accredited investors and accredited entities. If you are unsure if you are an accredited investor and/or an accredited entity please verify with your CPA and/or Attorney. Investor situations and objectives vary, this information is not intended to indicate suitability for any particular investor.

DST investments are illiquid and can expose investors to risks including the potential loss of the entire investment principal. Past performance is not a guarantee of future results. Potential cash flow, returns and appreciation are not guaranteed.

IRC Section 1031 is a complex tax concept; consult your legal or tax professional regarding the specifics of your particular situation.

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