

621 Saratoga Road  
Wilton, New York

## Case Study

### Transaction Value:

\$1,532,667

### Involved Agents:

Kevin Phillips

### Requirement

The client was in the market to purchase an investment property for a 1031 exchange. The purchaser required that at least 3 properties be identified that fit their special exchange requirements of being an absolute net leased property worth more than \$1,200,000 with a current 15 year lease.

### Approach

Phillips used a strategy of contacting local potential sellers of investment property as well as contacting his network of landlords that could be interested in a property exchange.

### Results

The agent was able to successfully complete the 1031 exchange process for the client in 120 days time. The client was extremely satisfied with their purchase of property worth \$1,532,667.

