

RETAIL

## Popeyes

Forest Grove, OR

The Sponsor was interested in investing in commercial real estate for passive income after retirement.

They were looking for a consistent cash-flow with minimal management, so a NNN property was the perfect investment.

The sponsor worked with Lev to complete a 1031 Exchange for a Popeyes in Forest Grove, Oregon.



### Final Deal Terms

Loan Amount:       \$550,000

LTV:                   14.00%

Rate:                   4.92%

Term:                   10 Years

Amortization:       30 Years

# The Ease Of Financing A 1031 Exchange With Lev

Learn how Lev helped a first-time CRE investor finance a 1031 Exchange

## What Is A 1031 Exchange?

A 1031 exchange is a major tax benefit associated with real estate ownership, which allows the deferral of capital gains by exchanging the gain into a like-kind property upon sale rather than receiving all the sale proceeds in taxable cash. Due to the illiquidity of private real estate ownership, getting the timing right on a 1031 exchange can be extremely challenging.



### Looking To Lev For Guidance

When the sponsor came to Lev, they didn't have a property selected for their 1031 exchange and relied on Lev's guidance to help identify a deal that would use all of the exchange proceeds in order to avoid paying capital gains tax.

The sponsor was looking for a way to make passive income without taking on too much debt, and Lev was able to secure extremely low leverage financing in order to use all of the exchange proceeds.



### How Lev Executed

With our Borrower Portal, the sponsor was able to upload all relevant 1031 exchange documents, review and compare quotes for each property, stay up-to-date on their deal status, and keep in constant communication with their dedicated team. The sponsor only needed \$550,000 to complete their exchange and we were able to secure financing with an extremely low LTV, 14%, for a NNN Retail property, Popeyes.