

Communities & Parks Communiqué:

A MANUFACTURED HOME COMMUNITY AND MOBILE HOME
PARK NEWSLETTER

2016 AUGUST



NAI Iowa Realty Commercial

**A Berkshire Hathaway
Company**

Joanne M. Stevens
Real Estate Broker

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FREE REAL ESTATE REVIEW

I am always happy to do a

FREE

NO OBLIGATION

CONFIDENTIAL

Real Estate Review for a fellow
mobile home park owner. This
will tell you today's market value
of your mobile home park.

If this is something you would like,
simply call 319-378-6786 or email
me at

joannestevens@iowarealty.com



**75th Annual Michigan
Manufactured Housing
Assoc. Conference**

Sept. 11 – Sept. 13

Save the Date

Grand Hotel, Mackinac Island, MI

Contact: Darren Ing (517) 349-3300 ext. 19

SAVE THE DATE

**George Allen
Annual Round Table**

**Sept. 7th-9th, 2016
Nashville, TN**

www.communityinvestor.com

SAVE THE DATE

**2016 NCC Fall
Leadership Forum**

**Nov. 1st-3rd, 2016
Downtown Chicago**

www.manufacturedhousing.org

HAVE BUYERS! NEED LISTINGS!

This newsletter and its content are not meant as a solicitation of any property or properties that may be listed. This is a creation of Joanne M. Stevens with NAI Iowa Realty Commercial, as a resource for mobile home park / manufactured home community owners.



SOLD.... Full Price in CASH!!!

266 sites in central Michigan.
I have many buyers; so if you are thinking about selling and want to know what your mobile home park would sell for, please call me at 319-378-6786.

Five Things to Know About 1031 Like-Kind Exchanges

1. Section 1031, which allows for "like-kind exchanges," has been in the tax code since 1924, with the most recent significant modification in 1991. It is a very well established provision.
2. A 1031 like-kind exchange is not a tax "loophole," but rather a deferral-the owner pays tax on the property when it is ultimately sold for cash, as opposed to when it is exchanged for another property.
3. Any cash you receive as part of the deal-for example, if the property you receive is valued lower than the one you exchange it for and you receive cash for the difference-is taxed as partial sales proceeds (usually at the capital gains rate).
4. 1031 exchanges are only allowed for investment or business property, but in some cases can be used for properties such as vacation homes, and for tenants in common real estate.
5. Timing is important. A "replacement property" must be designated within 45 days of the sale of your property, and you must close the deal on the new property within six months (180 days) of designating it.

Joanne Stevens is a specialist in listing and selling mobile home parks and manufactured housing communities throughout the U.S.

With her 20 plus years of experience in developing, zoning, owning, retailing, turning around and brokering parks, she will

MAXIMIZE your sale price.

<http://joannemstevens.com/>