



# A Seller's 1031 Exchange Timeline

300 Days +/-

To Find and Close your Exchange Property

105-135 Day

180 Day

Downleg

Upleg

30-60

20

40

15

45

135

List Downleg  
Property

Accept  
Offer

Buyer  
Removes  
Books &  
Physical  
Contingencies

Buyer  
Removes  
Loan  
Contingency

Close  
Downleg

Seller Designates  
3 potential trade  
properties  
(upleg)

Seller  
closes  
trade  
property  
(upleg)

Timeline represents an example of time scale for sample purposes only and in no way represents a guarantee of marketing or selling times.