

EXCHANGE REPORT

1099-EXCH

Eric Sample

RELINQUISHED PROPERTY

Five Single Family Houses Various Addresses California 9000000

TAX YEAR	REPORT DATE	CLOSING DATE
2025	February 23, 2026	10/29/2025

(424) 277-6011

ExchangeServices@epc1031.com

Welcome to Your 1099-EXCH

Eric Sample | Five Single Family Houses Various Addresses California 9000000

Dear Eric,

This report contains everything needed to accurately report your 1031 exchange on your 2025 tax return. Please provide this complete copy along with the basis report, which will come separately, to your tax professional.

Our calculations are designed to maximize your tax savings while optimizing the depreciation deductions available to you in future years — so that the benefits of your exchange continue well beyond closing.

If you or your tax professional have questions about this report, email Staci@epc1031.com to schedule a complimentary review call.

Audit Assurance Warranty

Your exchange calculations are backed by our Audit Assurance Warranty and a \$2,000,000 errors and omissions insurance policy. If the IRS or state taxing authority questions your exchange, contact us immediately — we will represent and defend the exchange portion of your return at no additional cost. This includes your Form 8824 and basis calculations. Please see your engagement letter for limitations. It's imperative that you sign an engagement letter for audit assurance warranty to be covered.

Basis Report: You will also receive a separate basis report with detailed depreciation recommendations for each of your replacement properties. To find the approach that maximizes your tax savings, we calculate depreciation eleven different ways and recommend the method best suited to your financial situation. Please provide the basis report to your tax professional alongside this 1099-EXCH — they will need both to accurately set up depreciation on your return.

Report Contents

EPC Form 8824 Summary

A plain-language summary of the key numbers from your exchange: boot received (Line 15), replacement property value (Line 16), and basis of replacement properties (Line 18). This is a reference document for you and your CPA — it is not filed with the IRS.

IRS Form 8824 (Like-Kind Exchanges)

The official IRS form required to report your exchange. If your exchange involves California property exchanged for out-of-state property, a California Form 3840 is also included.

Replacement Property Statement

A detailed list of each replacement property you acquired, including the address, closing date, DST sponsor name, if applicable, and your percentage of ownership. If filing with multiple replacement properties, we recommend attaching this statement to your return.

Relinquished Property Prorations Report

A breakdown of closing adjustments (prorations) from the sale of your relinquished property. These items — such as prorated rents, property taxes, and security deposits — were not used in calculating your exchange and some of them may be deductible on Schedule E. Your tax professional should review these to ensure your Schedule E accurately reflects all income and expenses for the year of sale.

Boot Taxation Summary

If applicable, a breakdown of any taxable boot recognized in the exchange, including depreciation recapture under Section 1250.

Exchange Expense Guidance

A listing of exchange-related fees already factored into your exchange calculations. This page exists specifically to prevent double-counting — your tax professional should verify these expenses are not duplicated elsewhere on your return.

EPC Form 8824 Summary

Eric Sample | Five Single Family Houses Various Addresses California 9000000

FINAL

Exchanger Name	Eric Sample
Property Display Name	Five Single Family Houses Various Addresses California 9000000
Contact Information	Eric Sample, esnoble@hotmail.com
Relinquished Property Address	Five Single Family Houses Various Addresses California 9000000
Replacement Property Description	See Replacement Property Statement
Original Purchase Date	06/01/2010
Basis Date	09/25/2025
Escrow Closing Date(s)	10/29/2025
Tax Year	2025

Key Form 8824 Lines

<p>LINE 15</p> <p>\$41,800.00</p> <p>Gain (Boot Received)</p>	<p>LINE 16</p> <p>\$1,200,000.00</p> <p>FMV of Like-Kind Property</p>	<p>LINE 18</p> <p>\$736,500.00</p> <p>Adjusted Basis</p>
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Line 15 — Boot Received: A zero here confirms your exchange was fully tax-deferred — no taxable gain was recognized at closing.

Line 16 — FMV of Like-Kind Property: The total fair market value of all replacement properties you acquired in this exchange. There may be a small amount on this line even if you feel that you spent all the cash received. These amounts are caused by prorations and as mentioned above are often offset by deductions on Schedule E.

Line 18 — Adjusted Basis: Your carry-over basis and excess basis, if applicable, in the replacement properties is reported on this line.



Form 8824 Instructions — Comprehensive Guide

Explains cash received formulas, boot calculations, and all three key lines in detail. A helpful resource for investors and CPAs who want to understand why the numbers look the way they do.

[Read the full guide at epc1031.com](https://www.epc1031.com) →

Understanding Your 1099-EXCH

Eric Sample | Five Single Family Houses Various Addresses California 9000000

This 1099-EXCH is not an official government form — it is EPC’s proprietary report containing all the information your tax professional needs to accurately report your exchange.

Property Addresses

The report lists the relinquished property you sold and each replacement property you acquired. If you acquired multiple replacement properties, we recommend attaching the Replacement Property Statement to your return.

Identification Dates

The identification date shown on Form 8824 may not exactly match your records. This can happen when replacement properties were purchased before the 45th day or when the accommodator’s records do not include the exact date. Taxing authorities are primarily concerned that a timely identification was made — not with the specific date on Form 8824.

Why These Numbers May Surprise You

The three critical lines on Form 8824 — Lines 15, 16, and 18 — are calculated using specific IRS formulas. They may not match what you expected based on the cash you saw move during closing.

Line 15 (Boot Received): “Cash received” in a 1031 exchange is a calculated figure, not simply the dollar amount your accommodator held. Escrow expenses unrelated to the sale — such as prorated rents or property taxes — can create taxable boot even if you reinvested every dollar. These amounts are typically deductible on Schedule E, which offsets the boot.

Line 16 (FMV of Replacement Property): This represents the purchase price of your replacement properties, but may be reduced for costs not directly connected to acquiring the real estate (e.g., loan origination fees). Conversely, certain closing costs like title insurance may be added. DST buyers are often surprised that Line 16 includes their pro-rata share of debt.

Line 18 (Adjusted Basis): Your adjusted basis carries forward from the relinquished property (carryover basis). If you bought more property than you sold, the difference (excess basis) is combined with carryover basis. This number is the foundation for your future depreciation deductions.



Form 8824 Instructions — Comprehensive Guide

Explains cash received formulas, boot calculations, and all three key lines in detail.

[Read the full guide at epc1031.com](https://www.epc1031.com) →

Replacement Property Statement

Eric Sample | Five Single Family Houses Various Addresses California 9000000

1000 Artistry Drive Richmond Virginia 23113

DATE ACQUIRED
10/29/2025

PERCENT OWNED
1.20%

SPONSOR / DST NAME
Capital Square 1031 CS1031 ARTISTRY AT WINTERFIELD APARTMENTS, DST

No address listed

DATE ACQUIRED
10/29/2025

PERCENT OWNED
2.30%

SPONSOR / DST NAME
Inland Private Capital IPC FLORIDA MULTIFAMILY PORTFOLIO II DST

790 Old Quarters Road Prattville Alabama 36066

DATE ACQUIRED
10/29/2025

PERCENT OWNED
1.50%

SPONSOR / DST NAME
PASSCO PASSCO MEADOWS AT HOMEPLACE

If you had more than one replacement property, we suggest adding a statement to your return showing each replacement property and the other information provided. If adding a statement is not practical, you may choose to use another identifier, for example, the address of one replacement property that you purchased or a statement that says “various properties.”



Maximizing Tax Benefits in 1031 Exchanges — Reserves

Learn how DST reserves and other replacement property details can affect your tax benefits and depreciation strategy.

[Read the full article at epc1031.com →](#)

California Form 3840

Eric Sample | Five Single Family Houses Various Addresses California 9000000

CA

Annual Filing Requirement

Because you sold California rental property and acquired replacement properties located outside California, you are required to file California Form 3840 (California Like-Kind Exchanges) with your California state tax return. This requirement began in 2014 and applies regardless of where you live. If you are otherwise not required to file a return for California, you should file the 3840 anyway.

You must file Form 3840 every year until the replacement properties are sold in a taxable transaction, the deferred California-source gain is reported, and the California tax is paid to the Franchise Tax Board (FTB).

!

Why This Matters

If you fail to file Form 3840, the FTB may assess tax on your full deferred gain plus penalties and interest — even though the exchange itself was valid. This is not theoretical; California actively enforces this requirement.

Understanding California Source Gain

Form 3840 tracks your “California source gain” — the portion of your total deferred gain that originated from the sale of California property. This distinction becomes critical if you conduct future exchanges into other states.

Example: Suppose you sell California property with a \$200,000 gain and exchange into a Colorado property. Later, you sell the Colorado property (realizing an additional \$100,000 gain) and exchange into New York property. When you eventually sell the New York property with another \$50,000 gain, your total gain is \$350,000 — but only \$200,000 is California source gain. If you mistakenly report the full \$350,000 as California source gain, the FTB will seek tax on the entire amount when the exchange chain ends. Tracking the California source gain correctly from the start protects you from overpaying California tax in the future.

What We’ve Provided: EPC has pre-filled Form 3840 with your exchange data. Your CPA should review and use this information to file the 3840 for the year of the exchange. After that, assuming you use the same preparer, the 3840 should be prepared automatically.



Maximizing Tax Benefits in a 1031 Exchange in California

Learn about California’s unique 1031 exchange requirements, Form 3840 filing obligations, and strategies to protect your deferred gain across state lines.

[Read the full article at epc1031.com →](#)

Understanding Prorations

Eric Sample | Five Single Family Houses Various Addresses California 9000000

What Are Prorations?

When you sell a property, the escrow agent adjusts the closing proceeds to account for items like rent collected in advance, prepaid or unpaid property taxes, and security deposit transfers. These adjustments are called prorations.

How Prorations Affect Your Exchange

Prorations are not included in our Form 8824 exchange calculations. However, they can create taxable boot — some of the prorations also typically create corresponding deductions on Schedule E that offset that boot.

What to Do

Review the debits and credits with your tax professional. For items that would normally be income, a debit would reduce the income. For items that are expenses, a debit increases those items. A credit is like a refund and decreases the amount you are reporting as an expense.



Understanding Cash Received and Boot

Learn how prorations create boot, why that boot is often offset by Schedule E deductions, and how understanding these mechanics can empower you to save taxes.

[Read the full article at epc1031.com →](#)

Relinquished Property Prorations

DESCRIPTION	DEBIT	CREDIT
Property Tax Proration	\$3,300.00	—
County Taxes	—	\$500.00
Total	\$3,300.00	\$500.00

Boot Taxation Summary

Eric Sample | Five Single Family Houses Various Addresses California 9000000

When a 1031 exchange results in the receipt of “boot” (non-like-kind property such as cash or debt relief), the exchanger may recognize taxable gain. The gain is characterized first as depreciation recapture under IRC Section 1250, with any remaining gain taxed at capital gain rates.

Line 15 — Recognized Gain (Boot)	\$41,800.00
Accumulated Depreciation	\$127,000.00
Section 1250 Recapture (taxed at 25%)	\$41,800.00
Remaining 1250 Recapture	\$85,200.00
Boot Taxed at Capital Gain Rates	\$0.00



Unraveling Depreciation Recapture

Understand how depreciation recapture under Section 1250 affects the taxation of boot in your 1031 exchange and what it means for your return.

[Read the full guide at epc1031.com →](#)

Exchange Expense Guidance

Eric Sample | Five Single Family Houses Various Addresses California 9000000

Important: Preventing Double-Counted Expenses

The exchange-related fees listed below have already been factored into your Form 8824 calculations. They reduced your exchange proceeds and are reflected in your adjusted basis.

Do not deduct these amounts again on Schedule E or elsewhere on the return. Double-counting these expenses is one of the most common errors we see for reporting income and expenses, and it can result in duplicate deductions.

DESCRIPTION	AMOUNT
Accommodator / Qualified Intermediary Fee	\$4,000.00
Exchange Planning Fee	\$4,200.00
Total Miscellaneous Exchange Expenses	\$8,200.00

If you have questions about how any of these expenses were treated, please contact us at **(424) 277-6011** or email **ExchangeServices@epc1031.com**.

Like-Kind Exchanges
 (and section 1043 conflict-of-interest sales)

Attach to your tax return.
 Go to www.irs.gov/Form8824 for instructions and the latest information.

Name(s) shown on tax return
 Eric Sample

Identifying number

Part I Information on the Like-Kind Exchange

Note: Only real property should be described on lines 1 and 2. If the property described on line 1 or line 2 is real property located outside the United States, indicate the country.

- 1 Description of like-kind property given up:
 Five Single Family Houses Various Addresses California 9000000
- 2 Description of like-kind property received:
 See Replacement Property Statement
- 3 Date like-kind property given up was originally acquired (month, day, year) **3** 06/01/2010
- 4 Date you actually transferred your property to the other party (month, day, year) **4** 09/25/2025
- 5 Date like-kind property you received was identified by written notice to another party (month, day, year). See instructions for 45-day written identification requirement **5** 10/01/2025
- 6 Date you actually received the like-kind property from other party (month, day, year). See instructions **6** See Replacement Prop Statement
- 7 Was the exchange of the property given up or received made with a related party, either directly or indirectly (such as through an intermediary)? See instructions. If "Yes," complete Part II. If "No," go to Part III Yes No

Note: Do not file this form if a related party sold property into the exchange, directly or indirectly (such as through an intermediary); that property became your replacement property; and none of the exceptions on line 11 applies to the exchange. Instead, report the disposition of the property as if the exchange had been a sale. If one of the exceptions on line 11 applies to the exchange, complete Part II.

Part II Related Party Exchange Information

8 Name of related party	Relationship to you	Related party's identifying number
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Address (no., street, and apt., room, or suite no.; city or town; state; and ZIP code)

- 9 During this tax year (and before the date that is 2 years after the last transfer of property that was part of the exchange), did the related party sell or dispose of any part of the like-kind property received from you (or an intermediary) in the exchange? Yes No
- 10 During this tax year (and before the date that is 2 years after the last transfer of property that was part of the exchange), did you sell or dispose of any part of the like-kind property you received? Yes No

*If both lines 9 and 10 are "No" and this is the year of the exchange, go to Part III. If both lines 9 and 10 are "No" and this is **not** the year of the exchange, stop here. If either line 9 or line 10 is "Yes," complete Part III and report on this year's tax return the deferred gain or (loss) from line 24 **unless** one of the exceptions on line 11 applies.*

- 11 If one of the exceptions below applies to the disposition, check the applicable box.
 - a The disposition was after the death of either of the related parties.
 - b The disposition was an involuntary conversion, and the threat of conversion occurred after the exchange.
 - c You can establish to the satisfaction of the IRS that neither the exchange nor the disposition had tax avoidance as one of its principal purposes. If this box is checked, attach an explanation. See instructions.

Name(s) shown on tax return. Do not enter name and identifying number if shown on other side.

Identifying number

Eric Sample

Part III Realized Gain or (Loss), Recognized Gain, and Basis of Like-Kind Property Received

Caution: If you transferred **and** received (a) more than one group of like-kind properties, or (b) cash or other (not like-kind) property, see **Reporting of multi-asset exchanges** in the instructions.

Note: Complete lines 12 through 14 **only** if you gave up property that was not like-kind. Otherwise, go to line 15.

12	Fair market value (FMV) of other property given up. See instructions	12		
a	Description of other property given up _____			
13	Adjusted basis of other property given up	13		
14	Gain or (loss) recognized on other property given up. Subtract line 13 from line 12. Report the gain or (loss) in the same manner as if the exchange had been a sale		14	
	Caution: If the property given up was used previously or partly as a home, see Property used as home in the instructions.			
15	Cash received, FMV of other property received, plus net liabilities assumed by other party, reduced (but not below zero) by any exchange expenses you incurred. See instructions		15	\$41,800.00
a	Description of other property received _____			
16	FMV of like-kind property you received		16	\$1,200,000.00
17	Add lines 15 and 16		17	\$1,241,800.00
18	Adjusted basis of like-kind property you gave up, net amounts paid to other party, plus any exchange expenses not used on line 15. See instructions		18	\$736,500.00
19	Realized gain or (loss). Subtract line 18 from line 17. _____		19	\$505,300.00
20	Enter the smaller of line 15 or line 19, but not less than zero		20	\$41,800.00
21	Ordinary income under recapture rules. Enter here and on Form 4797, line 16. See instructions		21	
22	Subtract line 21 from line 20. If zero or less, enter -0-. If more than zero, enter here and on Schedule D or Form 4797, unless the installment method applies. See instructions		22	\$41,800.00
23	Recognized gain. Add lines 21 and 22		23	\$41,800.00
24	Deferred gain or (loss). Subtract line 23 from line 19. If a related party exchange, see instructions		24	\$463,500.00
25	Basis of like-kind property received. Subtract line 15 from the sum of lines 18 and 23. See instructions Note: Complete lines 25a, 25b, and 25c, as applicable, if you received any of the following in the exchange: like-kind section 1250, 1245, 1252, 1254, or 1255 property; or like-kind intangible property.		25	\$736,500.00
a	Basis of like-kind section 1250 property received	25a		
b	Basis of like-kind section 1245, 1252, 1254, and 1255 property received	25b		
c	Basis of like-kind intangible property received	25c		

Part IV Deferral of Gain From Section 1043 Conflict-of-Interest Sales

Note: This part is to be used **only** by officers or employees of the executive branch of the federal government or judicial officers of the federal government (including certain spouses, minor or dependent children, and trustees as described in section 1043) for reporting nonrecognition of gain under section 1043 on the sale of property to comply with the conflict-of-interest requirements. This part can be used **only** if the cost of the replacement property is more than the basis of the divested property.

26	Enter the number from the upper right corner of your certificate of divestiture. (Do not attach a copy of your certificate. Keep the certificate with your records.)			-
27	Description of divested property _____			
28	Description of replacement property _____			
29	Date divested property was sold (month, day, year)		29	MM/DD/YYYY
30	Sales price of divested property. See instructions	30		
31	Basis of divested property	31		
32	Realized gain. Subtract line 31 from line 30		32	
33	Cost of replacement property purchased within 60 days after date of sale	33		
34	Subtract line 33 from line 30. If zero or less, enter -0-		34	
35	Ordinary income under recapture rules. Enter here and on Form 4797, line 10. See instructions		35	
36	Subtract line 35 from line 34. If zero or less, enter -0-. If more than zero, enter here and on Schedule D or Form 4797. See instructions		36	
37	Deferred gain. Subtract the sum of lines 35 and 36 from line 32		37	
38	Basis of replacement property. Subtract line 37 from line 33		38	

2025 California Like-Kind Exchanges

3840

For the calendar year 2025 or fiscal year beginning (mm/dd/yyyy) 01/01/2025, and ending (mm/dd/yyyy) 12/31/2025.

Name(s) as shown on your state tax return. Eric Sample		California corporation number	
SSN or ITIN	Spouse's/RDP's SSN or ITIN	FEIN	
Additional information. See instructions.		California Secretary of State file number	
Street address (suite/room no.) Five Single Family Houses		PMB no.	
City (If you have a foreign address, see instructions.) Various Addresses		State CA	ZIP code 9000000
Foreign country name	Foreign province/state/county		Foreign postal code

- A** Individual Estate Trust C corporation S corporation Partnership Limited liability company Exempt organization
- B** Initial FTB 3840 Amended FTB 3840 Annual FTB 3840 Final FTB 3840 (See instructions)
If the "Annual FTB 3840" or "Final FTB 3840" box is checked, enter the taxable year the exchange occurred (yyyy): _____
- C** This exchange involves: Real property Personal property (See instructions) Related party. If the "related party" box is checked, enter:
Name of the related party: _____ Related party's SSN/ITIN or FEIN: _____

Part I Information on Like-Kind Exchange. For individuals, exceptions apply based on AGI limitations. See instructions and R&TC Section 18031.5, for more information.

- 1 Description of like-kind property given up: Five Single Family Houses Various Addresses California 9000000
- 2 Description of like-kind property received: See Replacement Prop Statement
- 3 Date like-kind property given up was originally acquired (mm/dd/yyyy) 3 06/01/2010
- 4 Date you actually transferred your property to other party (mm/dd/yyyy) 4 09/25/2025
- 5 Date like-kind property you received was identified by written notice to another party (mm/dd/yyyy) 5 10/01/2025
- 6 Date you actually received the like-kind property from other party (mm/dd/yyyy) 6 See Replacement Prop Statement

Part II Realized Gain or (Loss), Recognized Gain, and Basis of Like-Kind Property Received. Enter amounts from federal Form 8824. See instructions.

7	Fair market value (FMV) of other property given up.	<input checked="" type="radio"/> 7		00
8	Adjusted basis of other property given up.	<input checked="" type="radio"/> 8		00
9	Gain or (loss) recognized on other property given up. Subtract line 8 from line 7.	<input checked="" type="radio"/> 9		00
10	Cash received, FMV of other property received, plus net liabilities assumed by the other party, reduced (but not below zero) by any exchange expenses incurred	<input checked="" type="radio"/> 10	\$41,800	00
11	FMV of like-kind property received.	<input checked="" type="radio"/> 11	\$1,200,000	00
12	Add line 10 and line 11.	<input checked="" type="radio"/> 12	\$1,241,800	00
13	Adjusted basis of like-kind property given up, net amounts paid to other party, plus any exchange expenses not used on line 10.	<input checked="" type="radio"/> 13	\$736,500	00
14	Realized gain or (loss). Subtract line 13 from line 12.	<input checked="" type="radio"/> 14	\$505,300	00
15	Enter smaller of line 10 or line 14, but not less than zero.	<input checked="" type="radio"/> 15	\$41,800	00
16	Ordinary income under recapture rules.	<input checked="" type="radio"/> 16	\$0	00
17	Subtract line 16 from line 15. If more than -0-, enter here. If zero or less, enter -0-.	<input checked="" type="radio"/> 17	\$41,800	00
18	Recognized gain. Add line 16 and line 17.	<input checked="" type="radio"/> 18	\$41,800	00
19	Deferred gain or (loss). Subtract line 18 from line 14.	<input checked="" type="radio"/> 19	\$463,500	00
20	Basis of like-kind property received. Subtract line 10 from the sum of line 13 and line 18.	<input checked="" type="radio"/> 20	\$736,500	00

Sign here if you are filing this form separately and not with a tax return. See instructions.

It is unlawful to forge a spouse's/RDP's signature.

Your privacy notice can be found in annual tax booklets or online. Go to ftb.ca.gov/privacy to learn about our privacy policy statement, or go to ftb.ca.gov/forms and search for 1131 to locate FTB 1131 EN-SP, Franchise Tax Board Privacy Notice on Collection. To request this notice by mail, call 800.338.0505 and enter form code 948 when instructed. Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct and complete.

Your signature	Date (mm/dd/yyyy)	Telephone	
Spouse's/RDP's signature (if filing jointly, both must sign)	Date (mm/dd/yyyy)	Telephone	
Signature of owner, officer, or representative	Title	Date (mm/dd/yyyy)	
Firm's name	Firm's address		

Taxpayer name Eric Sample	Taxpayer ID
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Schedule A Properties Given Up and Received. See instructions.

Part I Properties Given Up. If you gave up more than three properties, attach additional copies of Schedule A.

1	Is property in California?	Ownership percentage	Property description
A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="radio"/> 100 %	<input type="radio"/> Property address (if no street address, provide assessor's parcel number and county)/Description Five Single Family Houses <input type="radio"/> City Various Addresses <input type="radio"/> State CA <input type="radio"/> ZIP code 9000000
B	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="radio"/> %	<input type="radio"/> Property address (if no street address, provide assessor's parcel number and county)/Description <input type="radio"/> City <input type="radio"/> State <input type="radio"/> ZIP code
C	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="radio"/> %	<input type="radio"/> Property address (if no street address, provide assessor's parcel number and county)/Description <input type="radio"/> City <input type="radio"/> State <input type="radio"/> ZIP code

Properties given up:		A	B	C
2	Was this property acquired in a prior tax deferred exchange?	2 <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3	Consideration/Sales price	3 <input checked="" type="radio"/> \$1,550,000	<input checked="" type="radio"/>	<input checked="" type="radio"/>
4	Selling expenses paid/incurred	4 <input checked="" type="radio"/> \$775,000	<input checked="" type="radio"/>	<input checked="" type="radio"/>
5	Amount realized. Subtract line 4 from line 3	5 <input checked="" type="radio"/> \$775,000	<input checked="" type="radio"/>	<input checked="" type="radio"/>
6	California adjusted basis	6 <input checked="" type="radio"/> \$261,500	<input checked="" type="radio"/>	<input checked="" type="radio"/>
7	Realized gain or (loss). Subtract line 6 from line 5	7 <input checked="" type="radio"/> \$513,500	<input checked="" type="radio"/>	<input checked="" type="radio"/>

8 California sourced deferred gain. If all property given up was real property located in California, enter the amount from Side 1, line 19, Deferred gain, adjusted for differences between federal and California law. If multiple properties were given up and the properties were located both in and outside of California, see instructions. If the exchange included both real and personal property, see instructions. 8 \$463,500 00

Part II Properties Received. If you received more than three properties, attach additional copies of Schedule A.

9	Is property in California?	Ownership percentage	Property description
D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="radio"/> 1.20 %	<input type="radio"/> Property address (if no street address, provide assessor's parcel number and county)/Description 1000 Artistry Drive <input type="radio"/> City Richmond <input type="radio"/> State VA <input type="radio"/> ZIP code 23113
E	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="radio"/> %	<input type="radio"/> Property address (if no street address, provide assessor's parcel number and county)/Description No address listed <input type="radio"/> City <input type="radio"/> State <input type="radio"/> ZIP code
F	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="radio"/> 1.50 %	<input type="radio"/> Property address (if no street address, provide assessor's parcel number and county)/Description 790 Old Quarters Road <input type="radio"/> City Prattville <input type="radio"/> State AL <input type="radio"/> ZIP code 36066

Part III Allocation of California Sourced Deferred Gain. See instructions.

Properties received:		D	E	F
10	Allocation of California sourced deferred gain to properties received. If only one property was received, enter the amount from Part I, line 8, in column D. If more than one property was received, see instructions.	10 <input checked="" type="radio"/> \$154,500.00	<input checked="" type="radio"/>	<input checked="" type="radio"/> \$154,500.00
11	Apportionment percentage for the taxable year of the exchange. See instructions.	<input checked="" type="radio"/> 11 %		