



**22 UNITS IN PASCO, WA**

**CHALLENGE**

A client received an offer to buy a California property at an unbelievably good price. The client then needed to find a suitable 1031 property, preferably somewhere in Eastern Washington, so that one of their family members could help manage the property.

**ACTION**

Cody partnered with his client to identify a suitable property that met the client’s preferred location, price, and timing. After signing a Purchase & Sale Agreement there were a few snags during the transaction. Notably, the property inspection revealed damage from a wood-destroying beetle in the crawlspace, which required a significant amount of repair. Cody helped negotiate repair costs and made sure the appropriate inspections and certifications were complete.



**RESULT**

As a result of Lybbert Fielding’s site selection services, the client was able to:

- ✓ Purchase a 22-unit apartment building that met their desired investment criteria;
- ✓ Complete a full 1031 exchange and, thus, defer capital gains taxes on their relinquished property; and
- ✓ Enjoy the benefit of having a local property near family members who could help with property management and provide cost savings.