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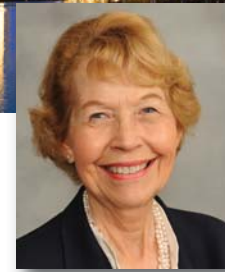


John Edmond
AACSC Executive Director

For More Information: Visit: aacsc.org or Call: +1(562)426-8341

President's Message

By Elaine Hutchison



Rent Control Response to Rising Rent Rates

“The justification for both the state and local responses to the economic effects of the pandemic, specifically through moratoriums and other tenant protections, remains a mainstay in the current economic environment.”

In 2015 California's Legislative Analyst's Office published a study titled *California's High Housing Costs: Causes and Consequences*, attributing its causes, not limited to a decline in affordable housing development as well as the high cost of development due to zoning and environmental restrictions along California's coastal regions. This paucity of affordable habitable housing has only gotten worse since 2015, and has reach crisis-level proportions coming out the COVID-19 pandemic. For example, the U.S. Census 2015 American Community Survey reported 21.4 million American households, out of a sample size of 46 million, spend more than 30 percent of their income on housing. Moreover, by 2021, national household income declined to \$2,039 from a median of

\$69,590, in part due to a struggling economy and high unemployment rates.

As a rental property owner these trends should be concerning. The justification for both the state and local responses to the economic effects of the pandemic, specifically through moratoriums and other tenant protections, remains a mainstay in the current economic environment. Although state tenant protections ended on June 30, 2022, and whether the Los Angeles moratorium will continue in the 2023 remains to be seen, 2022 has already seen an increase in cities adopting

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from the AACSC President, Elaine Hutchison, and the AACSC Executive director, John Edmond, to every guest who joined us at the August General Membership Meeting, and to our sponsor, "Optimum Seismic", for making it possible.

Join us at the next meeting for more fun, more legislative updates, and more gift cards.



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AACSC Board Member

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Executive Director's Update

By John Edmond



Los Angeles Housing Department Addresses Landlords in New Report

“It is the opinion of AACSC and the majority of the region’s property owners that far too little relief has been given to landlords upon whose shoulders the financial cost of these tenant protections has rested.”

With the end of Summer a few days away, California’s rental property owners, especially those with properties located in Los Angeles County, are dealing with increasing temperatures, increasing rent rates, and increasing regulation at both the state and local level. On that note, this Wednesday, Governor Newsom declared a state of emergency with a related cap on rent increases in response to a month-long heatwave, with expectations of temperatures reaching 115 degrees in some parts of California over the Labor Day weekend. The state of emergency triggered Penal Code Section 396, the state’s anti-price-gouging statute, which prohibits price increases on various consumer goods and services, including rental housing by more 10 percent above pre-emergency levels. The state of emergency is set to

expire in 30 days but can be extended at the discretion of the governor and local governments.

On the heels of more than two years of pandemic-related tenant protections, from both state and local sources, On August 25, Los Angeles City Housing Department published a report based on a 30-day study conducted by city staff on ways to phase out the local COVID-19 eviction moratorium while possibly making other components of the moratorium permanent regulations. In an attempt to provide clarity for the region’s rental property owners, the report discussed ending the moratoriums protection for non-payment of rent at the end of this year, while keeping the existing protections only for tenants who claim they still

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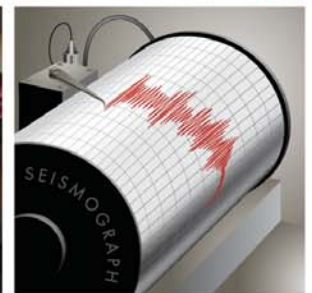
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Is Your Roof Rain Ready? Inspections and Maintenance Are Key



By Steve Pinkus, Owner, Royal Roofing Company



“Contrary to popular belief, water is NOT the #1 cause of roof damage.”

Preventative maintenance is always better than waiting for a problem to arise and having to fix it in a panic. If you ignore the “check engine” light in your car for too long, you could end up stranded on the side of the road. If you do the same to your roof, you could be awake at 2:00am during a storm begging for an emergency leak repair. Even after the clouds pass, you’ll be left with property damage, angry tenants, and a big bill from your roofer.

Contrary to popular belief, water is NOT the #1 cause of roof damage. Extreme weather is a culprit, but the sun does far more roof damage in the long run. In the summer months, the impacts

of extreme heat and UV rays make your roof vulnerable before moisture becomes a problem. Similarly, fallen leaves and debris from a lack of regular maintenance can compromise the integrity of your roof.

Just like with your car, you can stop many roof problems from happening with preventative care - - but only if you know what to look for. The rainy season in Southern California can run as early as October and last through April showers in the spring. Completing the following checklist in advance of rain will not only save you money in the long run, but it is a quick and easy way to give you peace of mind for when the next storm strikes.

Roof touch-ups can often be done in a single day and at a nominal expense, especially compared to fixing serious damage if you allow it to happen.

Check Roof Penetrations: Like most good things in life, you have to watch out for unintended consequences. Air conditioning duct work, skylights, chimneys, and satellite dishes all need to penetrate the roof to be installed. Those penetrations are far more susceptible to leaking compared to the “field” where the roofing material is uninterrupted. Any roof opening MUST be monitored carefully. Luckily, preventative touch-ups to the seals are easy, affordable, and effective.

Fix Physical Damage: Cracked seals? Worn down shingles? Broken tiles? Rain only needs one point of entry to compromise the protection your roof is giving you. Physical roof damage is the most obvious red flag that is somehow still ignored too often. Replacing a few broken tiles now can save you from having to spend thousands of dollars on repairing your building after heavy rainfall.

Look for Ponding Water: When it does rain, a quick peek at the roof could reveal major red flags. For flat and low slope roofs, the accumulation (“ponding”) of water can reveal which areas of your roof need attention. While some ponding water remaining for 12-48 hours after it rains can be normal, significant ponding more than 48 hours after a storm is a major red flag. Even if it has not rained for months, you can still check for signs of ponding, as indicated by black or brown discoloration on your roof. Even worse, if you see staining on the ceiling inside, you already have a problem and need to call a specialist immediately.

Ensure Water Can Flow: When there is rain, it needs to flow freely without interruption. Clogged gutters, drains, and downspouts mean two things: not only will the backed-up water sit and soak in to cause damage, but it can overflow and go upstream where it should not. Simply clearing away leaves and debris can stop the build-up of water and save you thousands of dollars. If the fallen leaves and branches become unmanageable, you may need to trim back overgrown trees.

Logging oil changes and service for your car removes doubt and instills confidence for both

you and potential buyers in the future. Just like your car, your property benefits from setting a maintenance plan and keeping detailed records. Every time someone steps on your roof, you must log it; otherwise, the results of your hard work by following the steps above are not being maximized. By documenting maintenance, service calls, and suspected wear patterns, you can prove how well you take care of your roof. You’ll be empowered when talking to roofing contractors, and your bank account will thank you for it.

Of course, safety should always be your #1 priority. If you’re unable to safely get on your roof, cannot view it from a ladder, or just want an expert there from the start, call a Royal Roofing Company specialist today for a free roof inspection.🏠

Roofing 101 is a pioneering educational resource focused on empowering property owners and managers to make informed choices for their roofing needs. For residential and commercial buildings alike, Roofing 101 levels the playing field by revealing the closely-guarded insights most contractors choose not to disclose to their customers. By sharing decades of experience through this platform, the Roofing 101 team fosters better service, happier customers, and cost savings across the roofing industry.

Roofing 101 is provided by Royal Roofing Company and led by Owner and industry veteran Steve Pinkus. Whether you’re getting started or already have bids in hand, you should include Royal Roofing Company in every roofing project. Royal Roofing Company has stayed in continuous business for nearly 40 years in Southern California under the same license. That’s because they only hire the “best of the best” roofers and use the finest quality materials. They maintain the highest level of business integrity, as proven by their 38-year CSLB license that stands without a single violation, citation, or disciplinary action.

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Dear Maintenance Men

By Jerry L'Ecuyer and Frank Alvarez



“We have found that there are no two doors hung alike. They are all unique to their doorways.”

Dear Maintenance Men:

We have double story townhouse type units with the bedrooms upstairs. The residents are complaining that the bedrooms always have a large temperature difference between the upper and lower floors. What do you suggest?

Philo

Dear Philo:

The first thing we would recommend is having your HVAC system inspected. Have the technician check for proper operation of the cooling system and proper balance of the system in relation to the upper and lower floors. If the system is operating properly, the next step is to



investigate the attic and determine the amount of insulation or lack thereof. The best and cheapest solution will be to have an insulation company blow new insulation material into the attic space. This will dramatically lower the temperature differences between floors. If you are unable to properly insulate the attic because of a flat roof; the last and most expensive alternative will be to install a second HVAC unit to supply the upstairs. The second HVAC unit will create a separate cooling and heating system for the upper floor.

Dear Maintenance Men:

I would like your advice. My husband and I are installing new interior doors in our vacant unit. My understanding is using pre-hung doors is better and easier and my husband insists that buying a door slab is cheaper and faster. We've

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AACSC will continue to inform members towards mobilizing property owners and stakeholders in their respective cities. Although the moratorium may have ended for cities outside Los Angeles County, the economic justification for moratoriums used by public officials is still with us.

permanent, and some temporary, local rent control ordinances.

On August 22, Bell Gardens City Council voted unanimously to advance a rent stabilization ordinance that would limit annual rent increases to 50 percent of the local consumer price index, capping the rate at 4 percent even if the inflation rate is higher. The ordinance exempts single-family homes, condominiums and properties built after 1995. West Hollywood voted last month to extend their rent freeze until the end of this year. Rent increases up to 3 percent would be permitted in 2023. West Hollywood will approve a final version of this ordinance within the next 60 days.

Effective August 1, Pomona approved a local rent control policy (Pomona Urgency Ordinance No. 4320 § 2(a) limiting annual rent increase to no

more than 4 percent or the change in the Consumer Price Index, whichever is less, limited to one rent increase every twelve months. Pomona rent control measure cover tenants in all units except:

- Units with a certificate of occupancy issued after February 1, 1995
- Single-family homes containing just one unit and condominiums
- Units in stock cooperatives and community apartment projects, as specified in California Business and Professions Code section 11004.5(b), (d), and (f); and,
- Units subsidized by the government, including Section 8.

Additionally, landlords may petition the City of Pomona for a rent increase greater than the limits set by Pomona Rent Control.

This November, Pasadena residents will vote on a rent control measure that could potentially cost taxpayers approximately \$6 million annually. Titled Measure H, the measure would limit rent increase to less than the annual inflation rate, delays in the eviction process, and other excessive and one-sided covenants such as eviction rules favoring tenants and the creation of a permanent government bureaucracy overseeing the setting of rent rates and levying fees.

AACSC will continue to inform members towards mobilizing property owners and stakeholders in their respective cities. Although the moratorium may have ended for cities outside Los Angeles County, the economic justification for moratoriums used by public officials is still with us. This pattern of municipalities creating their own local rent control policies may be in response to the ending of tenant protections throughout California, such as the December 31st deadline set by Los Angeles County. With worst of the pandemic behind us, yet the fight for property rights has only heated up. With the support of our membership, fellow organizations, and industry stakeholders, we will prevail. 🏠

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never installed doors before and want to do it right the first time.

Maurine

Dear Maurine:

We have found that there are no two doors hung alike. They are all unique to their doorways. Let's start with our husband's plan. When you buy a slab door, it does not have a hole for the doorknob or latch; it also does not have the hinges attached. It might take a master carpenter to fit the door perfectly; the door frame might not be square, which means you will need to trim the door to fit the opening. You will find, getting the hinges to line up with the existing hinges on the jamb is not an easy feat. You also need a special tool to drill the doorknob hole and latch. It might take you a few doors to get it right, which may negate the savings of buying a slab door.

We highly recommend buying pre-hung doors. For those who don't know what a pre-hung door is; let us explain. The pre-hung door comes as a complete door, including jambs, trim, hinges, doorknob & latch holes etc. The pre-hung door comes as a package with the jambs already square to the door. A pre-hung door can be installed by a novice easily the first time and is much faster than trying to wrestle with a slab door. After removing the old door jamb and trim and exposing the rough opening, insert the pre-hung door into the rough opening. Using a level, plumb and level the hinge side of the jamb using shims and gently nail the hinge side of the jamb in place. Level the top of the jamb using shims and nail into place. Using shims on the doorknob side of the jamb; be sure the door opens freely and closes without binding and nail the jamb in place. Most pre-hung doors come with the trim in place. The trim can now be nailed and use caulking around the trim to hide any gaps that might be present. Paint, install the knob and you are done. Installation tip: Do not disassemble the pre-hung door package. Install it as it came from the hardware store. The ridged packaging will help in keeping everything square while you install the door.

Dear Maintenance Men:

I have been replacing rusted and dented HVAC

vents and electrical wall receptacles in a rental unit. However, they don't look right. There are a lot of gaps between the vents and plates and the wall. Some of the walls are not perfectly flat or the texture is bumpy. How do I make these installs more professional looking?

Julien

Dear Julien:

Caulk is your friend and caulk will hide a multitude of sins! On a job like this we recommend getting a squeeze tube of painter's caulk. Squeezable caulk tubes are readily available at any hardware or home center. Cut a small angled cut off the tip of the tube. Best to make the cut about 45 degrees. You want to open the tube just enough to get about an eighth inch thick line of caulk out of the tube. Run this caulk line all around the vents and wall plates edges. Gently run your finger along the caulk line pressing it into place. Any excess caulk can be removed with a damp paper towel. Once done, your vents and plates will look like they are part of the wall and will look very professional. 🏠



WE NEED Maintenance Questions!!

If you would like to see your maintenance question in the "Dear Maintenance Men" column, please send in your questions to:

DearMaintenanceMen@gmail.com

Feel free to contact Buffalo Maintenance, Inc., at 714-956-8371, for maintenance work or consultation. Frank Alvarez is a licensed contractor and the Operations Director and co-owner of Buffalo Maintenance, Inc. He has been involved with apartment maintenance and construction for over 20 years. Frank can be reached at 714-956-8371 or Frankie@BuffaloMaintenance.com. For more info visit www.BuffaloMaintenance.com. Jerry L'Ecuyer is a licensed contractor and real estate broker. Jerry has been involved with apartments as a professional since 1988.

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can't pay rent because of a COVID-19 related hardship.

The report recommends lifting some prohibitions on no-fault terminations, such as removing the rental property from the market, to resume 60 days after the moratorium ends on Dec. 31, 2022. The report suggests possible guidelines for the repayment of rent deferred during the pandemic. For example, back rent that accumulated from March 1, 2020, through September of 2021 would become due August 1, 2023. Rental debt accrued from Oct. 1, 2021, through the end of this year would be due at the end of 2023.

On a positive note, the report includes a common contention faced by landlords over the past year, namely, lack of access to rent relief funds and the abuse of the relief program by tenants who were not experiencing financial hardships related to the COVID-19 pandemic or the government's response. Furthermore, the

“It is about time that the County’s rental property owning population receive some relief coming out of the pandemic. Ending the moratorium early is one step in the right direction.”

moratorium allows tenants to “self-certify” their financial need, with no requirement of proof or any documentation verifying their financial status. Obviously, this allowance was intentional to allow as many tenants as possible the access to the County’s protection from eviction due to non-payment of rent. Yet with the flaw of making the program open to abuse by tenants with incomes above 80 percent AMI or those who have not experienced any changes in their finances during the pandemic.

It is the opinion of AACSC and the majority of the region’s property owners that far too little relief has been given to landlords upon whose shoulders the financial cost of these tenant protections has rested. The lack of reciprocity from the County to the region’s property owners have forced owners to raise rents, in some cases, where possible, up to market value, or a close as they can come, to offset their losses. The moratorium was originally divided into three phases. Phase 3, which, if approved, would last till June 30, 2023, is excessive and a hinderance for LA County’s property owners to recoup over two years of financial losses. It is about time that the County’s rental property owning population receive some relief coming out of the pandemic. Ending the moratorium early is one step in the right direction. 🏠

CALENDAR

SEPTEMBER

Be sure to watch for updates as most of our upcoming classes and meetings are still taking place online through Zoom. Visit www.aacsc.org for updates.

- 14 Principles of Rental Housing Management Tenancies to Terminations
- 14 PM102: Fair Housing
- 21 PM102: Economics of Your Property
- 28 PM102: Advanced Legal
- 29 General Membership Meeting

OCTOBER

- 5 Rental Agreement Class
- 5 PM102: Renting to & Retaining Good Residents
- 13 AACSC's 52nd Annual Tradeshow



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In August, Paramount Mayor Vilma Cuellar Stallings presented her monthly Mayor's Award of Excellence to Patrick Pearson. The Mayor's Award recognizes Paramount residents, businesses, or non-profits that have had a positive effect on the lives of people in town.

Pearson is the owner of an 82-unit apartment complex on Rosecrans Blvd. and serves as the property's manager.

"Any time you hear about landlords it's usually negative," Mayor Cuellar Stallings said. "But I'm recognizing Patrick for the significant impact he has made by caring about the needs of his tenants. He has been very proactive over the years."

The Mayor noted a number of Pearson's actions:

- Had the entire complex retrofitted for earthquake safety even though it was not required by law.
- Operates 30 security cameras at the complex to give his tenants peace of mind.

- Built a new playground in the courtyard.
- Partners with the City's Public Safety team to host Neighborhood Watch meetings, and feeds everyone dinner.
- Has maintenance staff on-site to ensure that all issues are handled quickly.
- Sends a monthly newsletter in English and Spanish to all tenants with a variety of useful information.
- And much more.

"His complex is safe and attractive, his management style is hands-on," the Mayor said. "And he has many residents who have lived there for 20 years or more, an indication of the property's stability."

"Mr. Pearson is a good partner of the City and a fine example of a businessman who has great empathy," the Mayor continued. "When your business is providing housing, that is crucial. I am very happy to give him the Award of Excellence." 🏠



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To help encourage participation in our housing assistance programs, the Long Beach Housing Authority has launched an Incentive Program for housing providers, landlords, and owners to increase housing opportunities in the City of Long Beach. The Incentive Program is designed to entice rental property owners to participate in our Section 8 housing assistance programs. The numerous incentives that we offer will provide our partner owners with a financial boost in facilitating our goal of increasing available housing options for our program participants. New housing providers in Long Beach that choose to participate may be offered a \$2500 signing bonus to house our most vulnerable participants experiencing homelessness

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Landlord/Tenant Questions and Answers

By Kimball, Tirey and St. John LLP



“California law does not prohibit a landlord from charging the tenant a bona fide late charge after the rent is delinquent. The rent is not delinquent unless one business day has passed at the time the rent became due.”

Q: *Can we use a recent Section 8 inspection report as a standard of habitability in an eviction case?*

A: The court will allow any relevant evidence that tends to prove the condition the premises during the time in question. Since the purpose of the inspection is to qualify the unit as habitable and in compliance with HUD regulations, the report may be considered as evidence of the condition of the premises at the time of the inspection, but the custodian of records may have to testify as to the accuracy of the report.

Q: *One of our tenants recently requested that we paint the inside of her apartment. She has*

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threatened to do it herself and deduct the cost of the paint from the rent if we do not have it painted within the next two weeks. Is she legally able to carry out her threat?

A: Unless the condition of the walls rendered the premises uninhabitable, the owner is under no obligation to paint the unit at the request of the tenant. You would want to investigate the condition of the paint and respond to the request.

Q: *What is the most useful information on the tenant's application for collection purposes?*

A: The most useful for locating former residents,

are the social security, driver's license and license plate numbers. For collection on judgments, current employment and bank account records are the most valuable.

Q: *I rent out a condo that I own. Are the rules and regulation of the homeowner's association automatically applicable to my tenant?*

A: Not automatically; your residential lease should incorporate by reference the CC & R's of the homeowner's association and all rules and regulations. That way if there is a breach of the association rules, you can serve an appropriate notice to perform or terminate the lease.

Q: *What is an estoppel certificate? The owner of the property I manage requested that each of the tenants sign an estoppel certificate. I did not want to appear unknowledgeable.*

A: An estoppel certificate is a document signed by the tenant certifying that the major terms of the lease are true and correct. Estoppel certificates are sometimes required during the sale of rental property so the buyer knows that the tenant understands and agrees to the major terms of the lease.

Q: *After serving a tenant with a three-day notice to pay rent or quit, what is my next step if the tenant does not comply? Serving a thirty-day notice?*

A: Your next step would be to file the unlawful detainer (tenant eviction) in the proper court. Each court has geographical boundaries, so you should make sure you are filing the action in the court of proper venue. You would also want to make sure that the notice you served meets all legal requirements in order to prosecute the eviction.

Q: *A tenant's child broke a glass shower door. Can I charge the tenant for the repair of the door?*

A: The tenant is liable for any damage done by

its invitees, guests or other occupants of the premises. The tenant should have to pay for the repair of the door.

Q: *After a tenant moves out and gives their change of address to the post office, how long are the landlords responsible for any correspondence that may still arrive at their former address?*

A: You should let the post office do their job and if the forwarding address has expired, give it back to the post office and indicate that the person no longer resides at the mailing address. We do not recommend you help accommodate your former tenant by playing "post office."

Q: *I need to know the depreciation schedule of new carpeting in a home where the tenant lived for one year. The tenant put 5 cigarette burn holes in the carpet and spilled wax on the corner of this brand-new carpet.*

A: California's security deposit law found in Civil Code Section 1950.5 states that the resident is responsible for damage above normal wear and tear. If the carpet needs to be replaced after one year and it should have lasted for five years, most judges will allow you to charge the resident 4/5 of the total replacement costs. You can review the lifetime expectancy from the vendor or store you purchased the carpet.

Q: *I have a tenant who smokes outside his apartment. Can I request he not do that? There have been issues with cigarette butts on walkways and it also affect the tenant's next door to him as they always close the kitchen window when he smokes.*

A: You can create a non-smoking policy for all or part of the premises, so long as you are consistent in its enforcement and provide legal adequate notice of the new policy.

Q: *I have a roommate situation. One roommate has moved out. Am I required by*

continued on page 30



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law to give back half of the security deposit to the one who has moved out?

A: California law does not require landlords to return the security deposit to one tenant if they move out before the remaining tenant(s). Landlords are not required to account for the use of the security deposit until after they have recovered possession of the property unless otherwise agreed at the inception of the lease.

Q: *At my property, we are currently doing renovations, and have notified all the residents that there will be noise and water shut offs. One resident said they are entitled to rent discounts because of the situation, is it true?*

A: There is no “automatic” reduction in rent allowed for temporary shut off of water, and/or noise created by renovation or routine maintenance. 🏠

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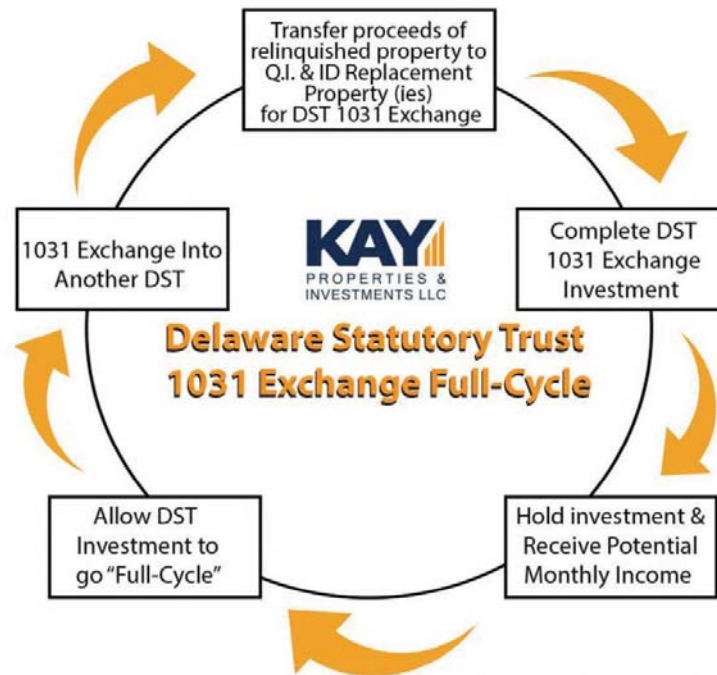
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Can I 1031 exchange Out of a DST?

By Dwight Kay, CEO and Founder of Kay Properties & Investments, LLC



* Please speak with your CPA and Attorney to determine if an investment in real estate and DST properties is suitable for your particular situation/circumstances. This information is from sources we believe to be reliable however we cannot guarantee or represent that it is accurate or complete. Past performance is not indicative of future returns. Potential cash flows/returns/appreciation are not guaranteed and could be lower than anticipated.

If you are looking for a clear and concise answer to this question, here it is: Yes, you can 1031 exchange out of a DST. If you are the type who wants to know a little more about the hows and whys of 1031 exchanges and DST, we at Kay Properties are happy to elaborate.

First things first, a DST is a Delaware Statutory Trust. DSTs are a vehicle for passive real estate ownership that allows investors to remove themselves from day-to-day headaches of property management as well as the opportunity to diversify their equity in an effort to reduce risk. Each individual investor possesses his or her own share, including potential income, tax benefits, and appreciation of the DST property.

The question of “Can I 1031 exchange out of a DST?” should be answered in two parts. First, when the DST property itself goes “full cycle” meaning the property is sold on behalf of investors. Second, when an investor wants to sell out of their DST position prior to the DST as a whole going full cycle.

Full Cycle – Yes, you can 1031 exchange out of a DST when the property goes full cycle. Once the DST sponsor has sold the asset per the DSTs business plan each individual investor then has the same options as they had when they first exchanged into the DST: They can exchange into any other type of like property that they would own and manage on their own, they can exchange into

more DSTs or they can pay their taxes.

Prior to Full Cycle – The answer to can you 1031 exchange out of a DST prior to the DST itself selling is a bit more detailed. DSTs are considered illiquid investments as they are real estate which itself is considered illiquid as well as there is no stock market type exchange whereby you can log online and sell your DST investment quickly. Therefore, investors should only purchase a DST via a 1031 exchange if they are willing to hold for the full life of the investment which could be 5-10 plus years.

That being said Kay Properties has a DST Secondary Market whereby an investor that wants to sell early and 1031 exchange out of the DST has the potential to sell. The Kay DST Secondary Market is made possible due to the fact that we work with many DST buyers on a daily basis. Kay Properties helped clients purchase approximately 300 million of DST investments in 2018 this volume allows us to be a resource for those wanting to sell a DST investment early as we are working with many, many DST buyers nationwide. Again, there is no guarantee that you will be able to sell your DST investment on the Kay DST Secondary Market however it is a potential option.

When you sell your share of a DST and want to 1031 out of it, all the same rules apply as though you were selling a traditional investment property. You must use a Qualified Intermediary; you must identify your up leg within 45 days of the closing of your relinquished property and you must close on your up leg within 180 days of the closing of your relinquished property.

For a list of 1031 DST properties please visit www.kpi1031.com as well as you will find more helpful articles and resources as you are considering 1031 exchange DST properties. 🏠

About Kay Properties and www.kpi1031.com

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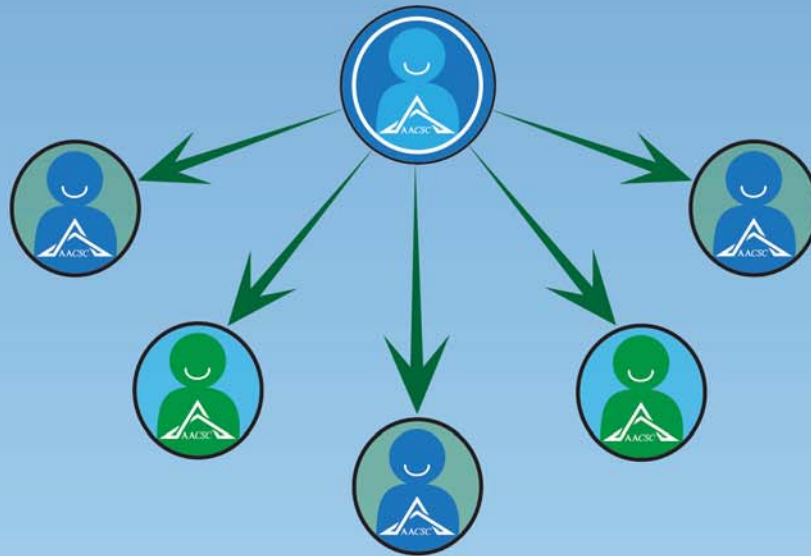
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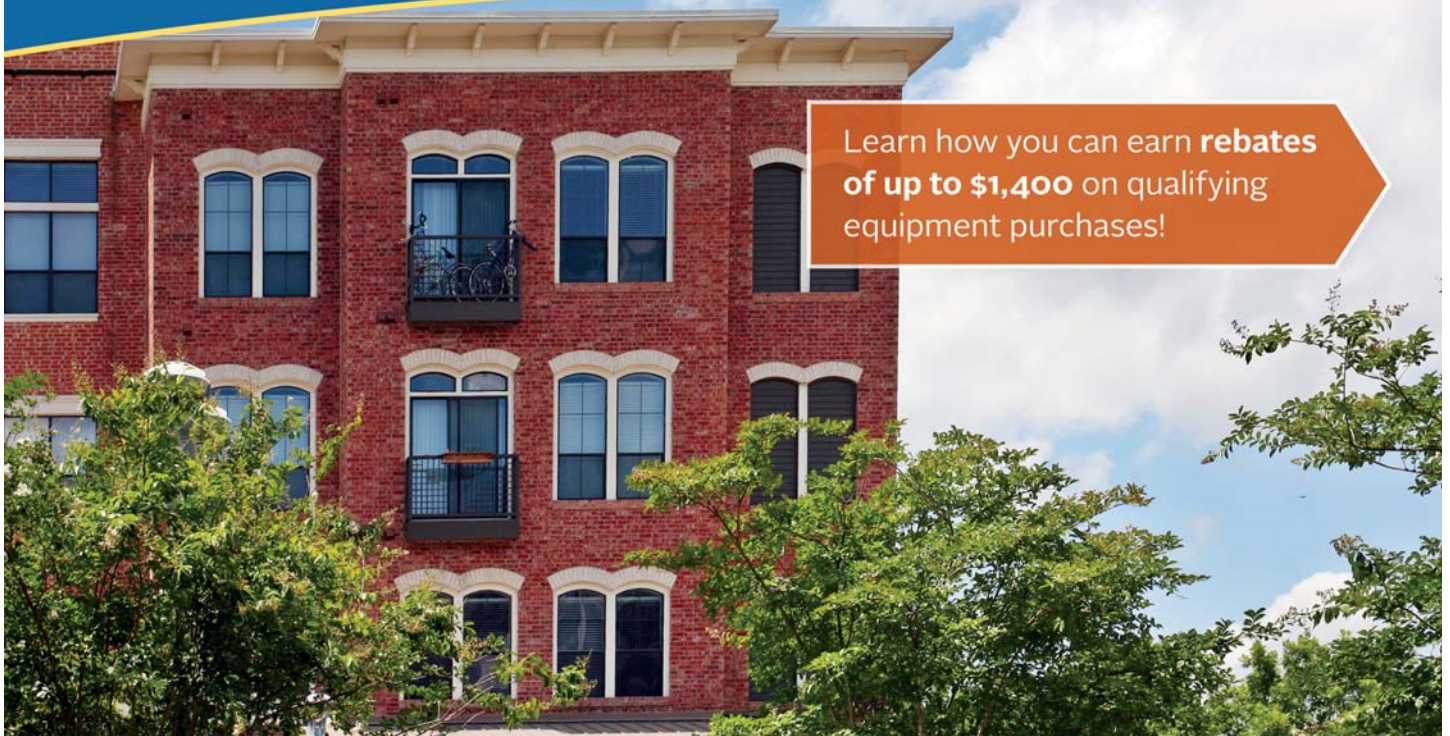




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- **OPPOSE AB 1791 – Rent control: local ordinances** (which would provide rental assistance for landlords and tenants who do not qualify for assistance under the state Emergency Rental Assistance Program)
- **OPPOSE AB 2179** – (would prohibit landlords from evicting tenants with pending applications up to June 30, 2022, provided the ERAP application was submitted prior to March 31)
- **OPPOSE AB 2710 – Sale of Rental Properties: Right of First Offer** (which would require rental property owners to provide a “qualified entity,” with advance notice of their intent to sell the residential rental property)
- **OPPOSE Rent Stabilization Ordinance in the City of Bell Gardens**
- **SUPPORT SB847** (which would provide rental assistance for landlords and tenants who do not qualify for assistance under the state Emergency Rental Assistance Program)



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