



CAPHARBOR

CapHarbor is a real estate brokerage company dedicated to assisting investors who are using a 1031 exchange to locate and acquire appropriate replacement property nationwide.

What We Do...

CapHarbor brokers passively managed investment properties to 1031 exchange investors.

Passively managed properties include single tenant properties, net leased properties and tenant in common interests.

The professionals at CapHarbor hold both real estate and securities licenses, so we can appropriately represent our clients whether they are interested in single tenant and/or net leased properties (using our real estate licenses), or tenant in common interests (using our securities licenses).

CapHarbor focuses solely on working with investors involved in a 1031 exchange, so we understand the particular needs, concerns and urgency associated with a 1031 exchange.

Who We Are...

CapHarbor's team includes some of the most widely recognized and well-respected professionals in the 1031 industry. We are a founding member of the Tenant in Common Association and are an affiliate member of the Federation of Exchange Accommodators.

CapHarbor personnel are featured speakers at many local and national real estate conferences, seminars and conventions each year. We regularly advise numerous major institutions on their 1031 activities and our educational articles are often published in real estate and business publications across the nation.

How Our Service Works...

When you are selling your relinquished property (or, after you have completed the sale of your property) you may contact CapHarbor and speak to a member of our production department, who will help you to define the criteria for your replacement property.

Using our extensive network of relationships with builders, developers, real estate brokers, and tenant in common sponsors across the nation, we match your criteria with the universe of available properties to find those properties that fit your criteria.

We confirm the availability of the properties located through our search, summarize the pertinent information for each property and send this information to you for review.

If you wish to pursue the acquisition of one or more of the properties submitted through our system, we help you (and/or your broker) to analyze the property, negotiate the offer and/or contract, review the due diligence information and, if required, arrange financing so that you can complete your purchase.

But I Already Have a Broker...

That's OK. We encourage the use of brokers and do not want to replace your existing relationships. We do not participate in transactions submitted to you directly or through your broker.

In fact, our service allows your broker to receive a commission for representing you on properties that they did not find, so you can both benefit from our services.

Our only mission is to help you, your brokers and advisors to identify the best possible replacement property for your needs.

How CapHarbor Gets Paid...

CapHarbor receives a portion of the sales commission if we find the property that you acquire. CapHarbor gets paid only if and when the acquisition of your replacement property obtained through our services is completed. There is no direct cost or obligation to a client for using our service.

CapHarbor Affiliated Services...

In addition to finding your replacement property, CapHarbor also offers related services, including arranging financing, due diligence, title insurance and settlement closing services. These additional services are offered through our affiliated companies and companies with which we have formed marketing alliances who are leaders in their field and are prepared to provide you with un-matched service and expertise.

Key Aspects of CapHarbor's services include:

- CapHarbor works with the client, their broker, advisors and qualified intermediary in order to identify appropriate replacement property.
- Our extensive universe of brokers and property owners combined with our powerful search technology provides tremendous leverage to the client's efforts to identify appropriate replacement property.
- Our real estate and securities licenses allow us to offer both whole properties and tenant in common interests to our clients.
- Our compensation comes from a portion of the sales commission, and is only paid if and when the client closes escrow on a property that we have introduced. There is no direct cost or obligation to our clients.
- If requested by a client, CapHarbor also offers related services, including arranging financing, due diligence, title insurance and settlement closing services. Affiliated companies and companies with which we have formed marketing alliances who are leaders in their field provide each of these services.
- CapHarbor was created by an experienced team of real estate professionals with expertise in exchanges, title insurance, finance and real estate brokerage.

Contact Cap Harbor
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