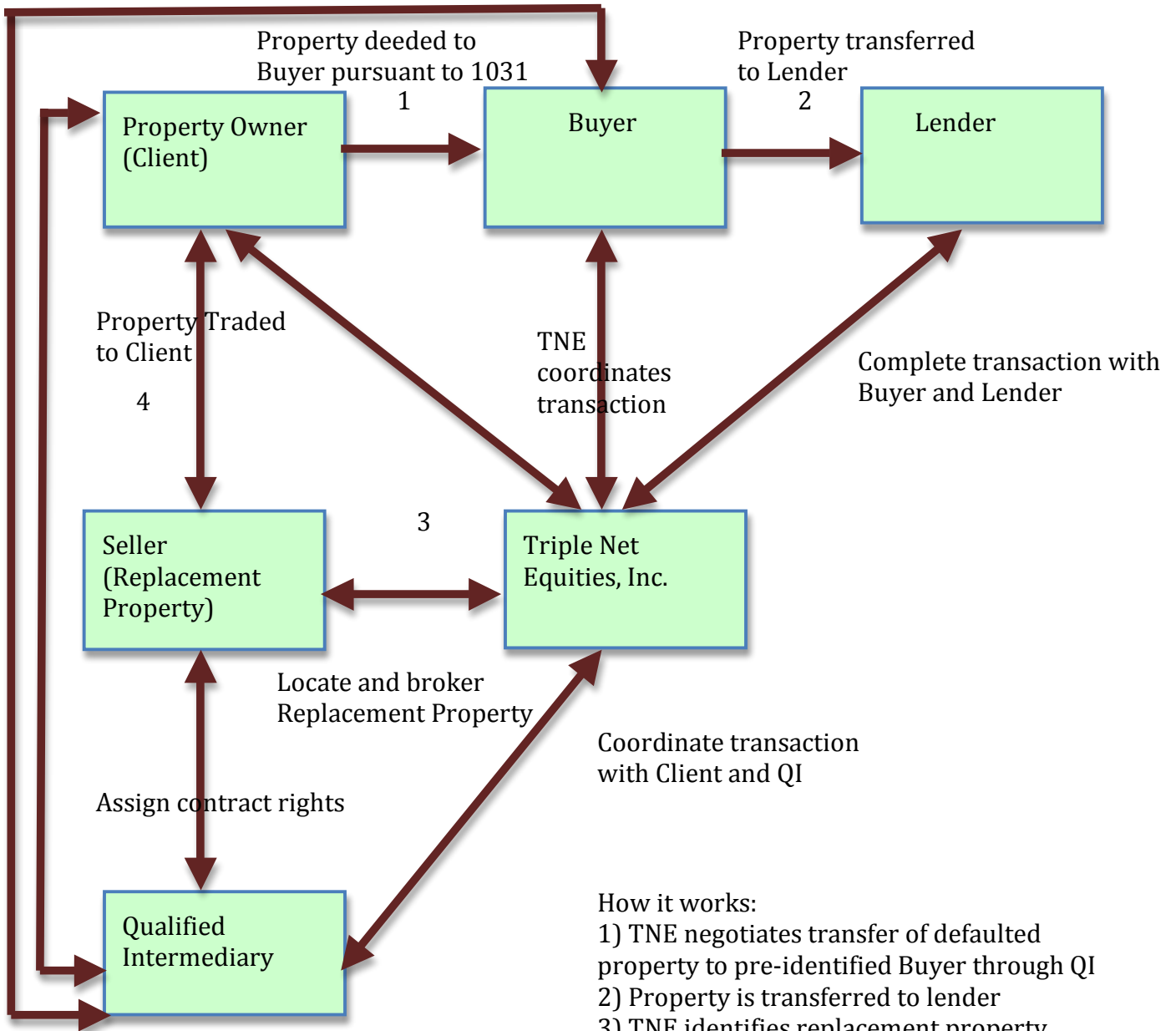


# Troubled Asset Proactive Trade



### How it works:

- 1) TNE negotiates transfer of defaulted property to pre-identified Buyer through QI
- 2) Property is transferred to lender
- 3) TNE identifies replacement property
- 4) Client completes 1031 Trade

### Client Benefits:

- 1) No taxable gain recognized
- 2) New investment-grade rated asset acquired
- 3) Low cost to complete
- 4) Significant cash savings
- 5) Loan assumption based on tenant credit
- 6) No foreclosure or deed in lieu on Client record