

1031 Investment Plan

Overview

Red Leaf Investments LLC is pleased to present an exclusive 1031 exchange opportunity within River Ranch on the Brazos (RRB)—a premier gated riverfront community located just 45 minutes west of Fort Worth, TX. This offering is designed to meet the replacement property needs of active 1031 exchangers while providing both short-term upside and long-term capital preservation.

The Investment Structure

- Lot Price (Phase I): TBD
- Lot Size: ± 1 acre
- Builder Contract Add-on (Optional): Red Leaf to construct a luxury spec home for resale
- Resale Price (Target): \$2,300,000
- Exchange Strategy: Investors exchange into raw land (Phase I), then reallocate proceeds from resale of land into home acquisition (Phase II)

1031 Exchange Strategy

1. **Initial 1031 Exchange (Phase I):**
 - Exchanger purchases a premium lot for their replacement property
 - Title is transferred directly to the exchanger (fee simple)
2. **Buy-Back + Cash Repurpose (Phase II):**
 - Red Leaf agrees to buy back the lot after 6–12 months (once home is built)
 - Cash from repurchase is used by exchanger to purchase the completed home for \$2.3M (second 1031 exchange)
 - Investors receive a new, improved basis while staying within IRS exchange rules



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Construction Scope

- Turnkey Luxury Build
- Custom Design
- Target build time: 6–9 months

Investor Benefits

- Preserves 1031 eligibility through fee-simple ownership at all phases
- Custom build-to-exchange model for increased basis step-up
- Passive appreciation potential via developer buy-back & resale strategy
- Option to roll into multiple lots or stagger exchanges for estate planning

Timeline

- Lot Closing (1031): Within standard 45-day ID / 180-day close
- Home Completion: 6–9 months from design finalization
- Lot Buy-Back Execution: Upon home completion
- Second Exchange Window: Within 180 days of buy-back

1031 Compliance

- Property is held for investment under IRS safe harbor
- All exchanges coordinated through a qualified intermediary (QI)
- Red Leaf can introduce or coordinate with your QI and counsel

Location: River Ranch on the Brazos

- 1 mile of private Brazos River frontage
- Gated access
- Minutes from Weatherford, 45 minutes to Fort Worth



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Contact & Next Steps

If you are under deadline for a 1031 exchange or need to identify suitable replacement properties, please reach out immediately. We have a limited number of lots available for this structure and can provide site visits, architectural previews, and QI introductions.