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## CASE STUDY

1182 KNOLLWOOD CIRCLE  
ANAHEIM, CA

**Voit**  
REAL ESTATE SERVICES

1182 KNOLLWOOD CIRCLE, ANAHEIM, CA - 22,818 SF

## COMPLETED A COMPLEX SALE TO FULFILL A REVERSE 1031 EXCHANGE FOR THE SELLER

### Challenge:

The Cargile Industrial Group sold the subject building to a solar/telecom business in 2008. Eight years later, the business expanded into a 50,000 sq. ft. foot facility and no longer needed the subject building. In order to defer tax obligations for the subject building and meet their expansion needs, the seller purchased the expansion building first and then hired the Cargile Industrial Group to sell the subject building as a part of a Reverse 1031 Exchange scheme. The biggest challenge was to complete the sale of the subject building within six months of expansion building purchase to meet the reverse 1031 exchange requirements.

### Solution:

The Cargile Industrial Group launched an aggressive marketing campaign to maximize exposure of the property. Additionally, the seller completed a number of aesthetic renovations to the buildings, which were suggested by the Cargiles, to increase marketability during tours. The widespread marketing efforts of the Cargiles and physical renovations completed by the Seller allowed the Cargile Industrial Group to identify an all cash buyer who eventually purchased the property in the timeframe needed.

### Results:

The former owner of the subject building was, with the assistance of the Cargile Industrial Group, able to successfully complete a Reverse 1031 Exchange into their expansion. The result was a deferment of taxes to the tune of several hundred thousand dollars for the client.

### TRANSACTION TYPE:

Owner-User Sale  
Single Tenant  
Industrial

### CLIENT:

AAA Solar

### LOCATION:

Anaheim, CA

### TOTAL CONSIDERATION:

\$2,980,000

### For More Information, Contact:



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