

**Like Kind Exchanges & Delaware Statutory Trusts (DSTs)**

- Delaware Statutory Trusts (DSTs), have been around since 2004
- Before then, if you wanted to defer a gain on a property, you had to do a 1031 Exchange & purchase another property.
- DSTs allow the taxpayer to invest the proceeds of the sale into a DST & therefore, circumvent having to purchase another property.
- It is an alternative to being forced into a 1031 Exchange while still deferring the Capital Gain, not paying the tax, & still have a 100% investment of your proceeds without any obligation to maintaining a property.