



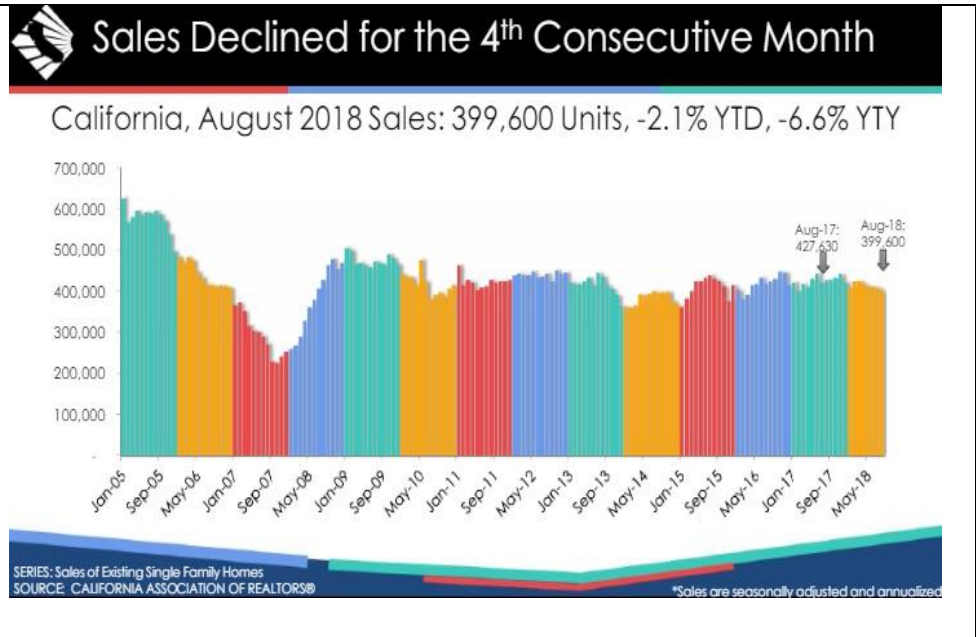
**ROSANO PARTNERS**  
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DEAR REAL ESTATE OWNER:

Under Section 1031 of the United States Internal Revenue Code (26 U.S.C. § 1031), a taxpayer may defer recognition of capital gains and related federal income tax liability on the exchange of certain types of property. In 1979, this treatment was expanded by the courts to include non-simultaneous sale and purchase of real estate, a process which brokers like myself sometimes refer to as "a Starker exchange".

In 2018 the capital gains tax rates are either 0%, 15% or 20% for most assets held for more than a year. Capital gains tax rates on most assets held for less than a year correspond to ordinary income tax brackets (10%, 12%, 22%, 24%, 32%, 35% or 37%). According to the IRS rules, you can sell your property and not pay capital gains taxes as long as you move forward all of your equity into a more expensive property.

# 2018 Capital Gains Tax Rates: Breakdown

Single Joint HoH Separate

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from PHOENIX THOTTAM**

## SINGLE FILERS

Income	Tax bracket	Short-term capital gains rate	Long-term capital gains rate
Up to \$9,525	10%	10%	0%
\$9,526 to \$38,600	12%	12%	0%
\$38,601 to \$38,700	12%	12%	15%
\$38,701 to \$82,500	22%	22%	15%
\$82,501 to \$157,500	24%	24%	15%
\$157,501 to \$200,000	32%	32%	15%
\$200,001 to \$425,800	35%	35%	15%
\$425,801 to \$500,000	35%	35%	20%
\$500,001 and over	37%	37%	20%

Looking for more info about all the tax changes for 2018? You can dig into [our full breakdown of the new tax law](#), or check out [what investors should know about the new rules](#).

**SEE ATTACHED PDF (6 pages) -- NNN TENANTS THAT WOULD BE CONSIDERED FOR YOUR APARTMENT BUILDING SALE.**



7-Eleven

7-Eleven, Inc. is the world's largest convenience store chain operating, franchising, and licensing.



Advance Auto Parts

Advance Auto Parts, Inc. (NYSE: AAP) is the largest automotive aftermarket parts provider in North aMERICA



Burger King

Burger King is a global chain of hamburger fast food restaurants. It is the second largest fast food hamburger chain in the world operating about 15,000 locations serving more than 11 million customers daily in approximately 79 countries and territories worldwide.



BioLife Plasma Services

BioLife Plasma Services is an industry leader in the collection of high-quality plasma that is



CVS






CVS Health (NYSE: CVS) is a health care retailer based in the United States.



Dollar General

Dollar General Corporation (NYSE: DG) is the nations largest small-box discount retailer with more than 12,000 stores in 43 states. The company offers a focused assortment of everyday items, including consumable merchandise, as well as home, apparel, and seasonal products.



<p>DaVita</p> <p>DaVita Inc., a Fortune 500 company, is the parent company of DaVita Kidney Care and HealthCare Partners, a DaVita Medical Group.</p>	 <p>Dollar Tree</p> <p>Dollar Tree, Inc. (NASDAQ: DLTR) owns and operates more than 13,000 discount variety stores in the U.S. and Canada, offering merchandise at \$1.00 or less. It operates stores under the names Dollar Tree, Deal\$, Dollar Tree Deal\$, Dollar Giant, and Dollar Bills.</p>	 <p>FedEx</p> <p>FedEx Corporation (NYSE: FDX) provides customers and businesses worldwide with a broad portfolio of transportation, e-commerce, and business services.</p>
 <p>Family Dollar</p> <p>Family Dollar Stores, Inc. is one of the largest discount retailers in the United States operating a chain of stores focused primarily on low and middle class consumers. Family Dollar retail stores offer a mix of quality products including consumable products, home goods, and apparel for men and women. With over 8,100 stores in 46 states, Family Dollar retail stores allow investors to</p>	 <p>Fresenius Medical Care</p> <p>Fresenius Medical Care is a premier health care company that provides coordinated health care services for hundreds of thousands of chronically ill customers throughout the world.</p>	 <p>Hobby Lobby</p> <p>Hobby Lobby Stores, Inc. is an industry-leading retailer offering more than 70,000 arts, crafts, hobbies, home décor, Holiday, and seasonal products.</p>

<p>evaluate property in metropolitan and rural areas.</p>		
 <p>Goodwill</p> <p>Goodwill Industries International Inc., or Goodwill for short, is an American nonprofit organization that provides job training, employee placement services, and other community-based programs for people who have barriers preventing them from obtaining a job.</p>	 <p>Kroger</p> <p>The Kroger Company is one of the world's largest grocery retailers, with 2016 sales of over \$115.3 billion (USD). Spanning several states, Kroger serves its customers through a series of different store formats that include grocery and multi-department stores, discount, convenience, and jewelry stores. Kroger was founded in 1883 in Cincinnati, Ohio, and now has over 2,750 stores nation-wide.</p>	 <p>NAPA Auto Parts</p> <p>NAPA Auto Parts is an automotive aftermarket industry leader with the simple goal of improving the distribution of auto parts to people and businesses that increasingly rely on cars and trucks for their transportation needs.</p>
		 <p>Sherwin-Williams</p> <p>Sherwin-Williams, an American Fortune 500 company, is a building</p>

<p>McDonalds</p> <p>McDonalds Corporation (NYSE: MCD) is the worlds leading global foodservice retailer in the world with over 36,000 locations serving approximately 69 million customers in over 100 countries each day.</p>	<p>O'Reilly Auto Parts</p> <p>O'Reilly Automotive, Inc. (NASDAQ: ORLY) is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. O'Reilly Auto Parts operates approximately 4,800 stores in 43 different states.</p>	<p>material supplier that engages in the manufacturing, distribution, and sale of paints and coatings. Founded and headquartered in Cleveland, Ohio, Sherwin-Williams now operates in approximately 4,500 stores nationwide.</p>
 <p>PetSmart, Inc.</p> <p>PetSmart, Inc. is the largest specialty pet retailer of services and solutions for the lifetime needs of pets. They employ approximately 55,000 associates, and operate approximately 1,500 pet stores in the United States, Canada and Puerto Rico.</p>	 <p>Taco Bell</p> <p>Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the nation's leading Mexican-inspired quick service restaurant. Taco Bell serves more than 2 billion consumers each year in more than 5,500 restaurants in the U.S., about 80 percent of which are owned and operated by independent franchisees. In total, Taco Bell operates more</p>	 <p>Verizon</p> <p>Verizon Communications, Inc. (NYSE: VZ), is one of the largest mobile network operators in the United States. The network has approximately 109 million subscribers. It currently operates thousands of stores all across the U.S. and employs about 177,000 full time team members.</p>



	<p>than 6,500 restaurants in 30 countries across the world.</p>	
<p><i>Walgreens</i></p> <p>Walgreens</p> <p>The Walgreens Co. (NYSE: WAG) is the largest drugstore chain in the United States. The company operates over 8,200 locations in all 50 states, the District of Columbia, Puerto Rica, and Guam.</p>	 <p>Wendy's</p> <p>The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 6,500 franchise and company restaurants in the U.S. and 29 other countries and U.S. territories worldwide.</p>	 <p>Walmart</p> <p>Wal-Mart Stores, Inc. (NYSE: WMT) is an American multinational retail corporation that runs chains of large discount department store and warehouse stores. Walmart is the largest retailer in the world with nearly 260 million customers visiting their more than 11,500 stores under 65 banners in 28 countries and e-commerce sites in 11 countries each week.</p>