



ABOUT US

OUR BUSINESS

Realty Exchange Corporation is a Virginia corporation whose only business is to serve as a qualified intermediary for like-kind tax-deferred exchanges of real estate throughout the United States. Our founder, **Ed Horan**, CES®, established the Corporation in 1990 to fill the need for a dedicated organization that could provide knowledgeable and responsive qualified intermediary services to investors and real estate professionals. By strict adherence to the Internal Revenue Service safe harbor regulations on tax-deferred exchanges, we insure that your exchange documentation and procedures are in compliance with current IRS regulations and guidance.

We have completed thousands of successful exchange transactions and are currently the largest exclusive qualified intermediary organization in the Mid-Atlantic States.

In addition to providing qualified intermediary services, we conduct continuing education courses, publish a quarterly **“Real Estate Exchange News”** newsletter, make presentations to real estate organizations, and maintain an instructional web site, www.1031.us, to promote understanding of like-kind exchanges.

We are an active member of the national Federation of Exchange Accommodators, a professional trade association for qualified intermediaries, and we maintain a \$5 million dollar fidelity bond and errors and omissions insurance.

OUR PEOPLE

All of our officers and our exchange administrator hold the prestigious Federation of Exchange Accommodators designation of “Certified Exchange Specialist®” and continue to participate in national and regional training sessions with the Federation of Exchange Accommodators.

Officers

Cindy Dove, President, CES®

In addition to conducting client consultations to explain how the exchange process works and what IRS requirements must be met, Cindy manages exchange operations at Realty Exchange Corporation. She oversees the preparation of all exchanger case files, exchange documentation for exchanger’s signature, and instructions to settlement agents/attorneys, and she ensures that all time requirements are met. An approved continuing education instructor in North Carolina, Virginia, Maryland, and Delaware, Cindy has presented a number of exchange training programs for real estate offices and Realtor® associations.

Bill Horan, Vice President, CES®

Bill is a graduate of George Mason University. He, too, is approved as a continuing education instructor in North Carolina, Virginia, Maryland and Delaware, and also provides client consultations. He specializes in the handling of reverse exchanges, coordinating the entire process with the required third-party Exchange Accommodation Titleholder. Bill is responsible for the development our proprietary exchange database, the development of our web site, and the management of our marketing, IT, and accounting functions.

Ed Horan, Founder and President Emeritus, CES®

Ed currently serves as Treasurer and senior exchange consultant. He is a graduate of Syracuse University and George Washington University with a Master of Science degree in Business Administration. Prior to 1981 Ed served as a Comptroller with the United States Air Force. Ed is currently licensed in Virginia as a real estate broker.

Ed has been frequent writer and lecturer on residential real estate investments, exchanges, and the impact of taxes on real estate transactions and real estate professionals. He is author of the seminar text *"How-to-Do-a Like Kind Exchange – Using a Qualified Intermediary,"* and he is the 1990 winner of the national Real Estate Educators Association award for the "Best Single Education Program."

OUR CONTACT INFORMATION

Web Site:	www.1031.us
Email:	Contact Us
Address:	14540 John Marshall Highway, Suite 207 Gainesville, VA 20155-1693
Telephone:	1-800-795-0769
FAX:	703-754-0754