Law Offices of
Robert P. Newman, P.C.

# Primary Residence vs. Investment Property Capital Gains Treatment

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| | Primary Residence | Investment Property |
|---|---|---|
| Eligibility for Step-Up in Basis | Yes | None |
| Capital Gains Exemption | Up to $250,000 / $500,000 married | None |
| Probate if Passed by Will | Yes, unless in trust | Yes, unless in trust |
| Best Tool for Transfer | Will or Revocable Living Trust | Revocable Living Trust often best |
| Special Strategies | May use exemption | May use 1031 exchange during lifetime |