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2024 Year in Review: Dwight Kay, Kay Properties & Investments

December 27, 2024 - Spotlights



Dwight Kay
Founder and CEO
Kay Properties & Investments

What noteworthy transactions or deals from this year best exemplified market trends or shifts?

We recently helped a client who was tired of dealing with tenants, toilets, and trash, along with the increasing local rent control regulations. He sold his portfolio for \$5 million but realized he would have a massive capital gains tax bill.

He came to us, and we helped him enter a Delaware Statutory Trust portfolio that included multi-tenant retail properties, an essential net lease portfolio, and a multifamily building. They were located in multiple geographic regions and with a good mix of tenants.

As a result of our efforts, the investor was able to create a DST portfolio that helped him achieve his goals of passive management, greater diversification, and the potential for regular monthly distributions.

What was your greatest professional accomplishment or most notable project, deal, or transaction in 2024?

We are very proud that we were able to publish “The 1031 Exchange Times” as the first newspaper dedicated to providing expert and actionable information directly to 1031 exchange investors. This publication is professionally written and dedicated to promoting 1031 Exchange Delaware Statutory Trust (DST) real estate offerings, cash investment real estate offerings and funds as well as other services that are utilized by 1031 Exchange, DST and real estate investors. Through print and online formats, the 1031 Exchange Times provides thoughtful, cutting-edge analysis, helping investors make informed decisions relating to 1031 Exchange and DST investment strategies.

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