



COMPANY PROFILE

Our Name

"DFW" signifies our focus on the Dallas/Fort Worth area, one of the fastest growing areas in the country. Employment growth and population growth generate increased demand for real estate, which is good for real estate investors.

"1031" is a reference to Section 1031 of the Internal Revenue Code, which provides for a tax-advantaged opportunity to sell business or investment property and re-invest in similar assets. With income tax rates expected to increase in the next few years, tax consequences are a very important factor in buy/sell/hold decisions and should be reviewed periodically.

Our logo is a visual presentation of the historical growth in value of well-located real estate assets (the blue section of each column), as well as the additional value created by the tax deferral benefits of "1031" transactions (the green section).

Our Services

We generally represent:

- ▲ investors who want to buy or sell income property or undeveloped land in the Dallas/Fort Worth metroplex,
- ▲ business owner/managers in need of office, retail, or industrial space in the Dallas/Fort Worth metroplex, and
- ▲ owner/occupants who want to evaluate alternatives such as sale-leaseback or re-financing to maximize profitability and wealth.

We help our clients to:

- ▲ assess their current situation and future requirements,
- ▲ identify and evaluate alternatives to meet those needs, and
- ▲ negotiate and implement purchase, sale, lease or investment transactions to meet those needs and increase bottom line profitability.



Our People

People and expertise are the primary resource we offer our clients. We are committed to personal and responsive service. We are delighted to be affiliated with Wayne B. Swearingen and offer his services to meet our clients' needs. Our key people are:

Hector Escamilla Jr.

- ▀ President - DFW 1031, Inc.
- ▀ Commercial real estate broker
- ▀ Commercial real estate investor
- ▀ Certified Public Accountant
- ▀ Over 30 years of business and finance experience
- ▀ SMU BBA - summa cum laude

Wayne B. Swearingen

- ▀ Chairman - Barclay Commercial Group, Inc.
- ▀ Member, Society of Industrial and Office Realtors (SIOR)
- ▀ Counselor of Real Estate
- ▀ Over 46 years of real estate experience, including some of the largest transactions in North Texas
- ▀ Past Chairman and Director, Hankamer School of Business - Baylor University
- ▀ Dallas Real Estate Hall of Fame inductee

Contact Information

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