

**1031 Exchange  
Accommodator Program**

**COME TO US!**

**LA COUNTY**

Rowland Heights Main Branch

**Jennifer Ku**

SVP/Branch Manager

☎ (626) 820-1234 ext. 288

✉ [jku@fgbusa.com](mailto:jku@fgbusa.com)

📍 19036 Colima Rd,  
Rowland Heights, CA 91748

Arcadia Branch

**Eva Chen**

FVP/Operations Manager

☎ (626) 461-0288 ext. 104

✉ [echen@fgbusa.com](mailto:echen@fgbusa.com)

📍 1127 S. Baldwin Ave,  
Arcadia, CA 91007

Cerritos Branch

**Li-Chen Herman**

EVP/Commercial Banking

☎ (562) 677-8858 ext.101

✉ [lherman@fgbusa.com](mailto:lherman@fgbusa.com)

📍 17808 Pioneer Blvd. Suite 108,  
Artesia, CA 90701

San Gabriel Branch

**Stella Ying**

FVP/Operations Manager

☎ (626) 288-9288 ext.110

✉ [sying@fgbusa.com](mailto:sying@fgbusa.com)

📍 801 E. Valley Blvd., #103  
San Gabriel, CA 91776

**OC COUNTY**

Irvine Branch

**Monica Chou**

SVP/Branch Manager

☎ (949)769-8888 ext. 110

✉ [mchou@fgbusa.com](mailto:mchou@fgbusa.com)

📍 5404- C&D Walnut Ave,  
Irvine, CA 92604

**TIRED OF  
PAYING TAXES?**

Defer your capital gains taxes on the sale of investment or business properties

- Receive personalized service from our experienced exchange accommodator team
- Our Bank was established in 2005, offering stability and reliability
- We are a trusted financial institution with a strong reputation in the industry

- 1 Contact us to set up 1031 exchange account**
- We will prepare necessary documents and work with your escrow officer to ensure a smooth transaction**
- We will safeguard the funds from the property sale until the exchange is completed.**

**FAST  
EFFICIENT SERVICES**

- ✓ Qualified Intermediary
- ✓ Peace of Mind
- ✓ No Service Fees for Commercial Property Exchanges

**#1 Bank**  
In US West Region

**美西最佳銀行**

By: S&P Global  
(under \$10 bil assets)

**FEDERATION  
of EXCHANGE  
ACCOMMODATORS**

The Voice of the 1031 Industry



**Member  
FDIC**

**EQUAL HOUSING  
LENDER**

*Disclosures:*

(1) The information presented above is for general informational purposes only and does not constitute tax, legal, or accounting advice. Please seek appropriate professional advice regarding your specific transaction. All exchange and qualified intermediary services are offered through First General Bank, a California Banking Corporation.

(2) Funds are held in a non-interest bearing checking account with First General Bank for the benefit of the taxpayer. Please contact the branch for details.

(3) For residential property exchanges, a standard service fee of \$1,200 applies.

09/2023