

# REAL ESTATE DEVELOPMENT

## SUCCESS FOR YOUR REAL ESTATE VENTURES.

Frequent changes in economic conditions, interest rates, and tax regulations in the real estate industry add risk to your business decisions. Even more, the impact of those business decisions can be felt for years. Our real estate team and their more than forty years of industry experience are at your disposal to provide guidance and planning for accounting, tax and business management strategies that reduce your risk and improve the success of your real estate ventures. Our real estate team participates in industry organizations including the Northeast Ohio Apartment Association, the Affordable Housing Association of Certified Public Accountants and the Midwest Affordable Housing Management Association.

### INDUSTRY-BASED SERVICES & CONSULTING

- structuring sale & purchase transactions
- buy / lease analysis agreements
- audit of tenant compliance with lease agreements
- assistance with registration statements & private placement memoranda
- benchmarking / profit enhancement
- passive loss planning
- tax free like-kind exchanges
- real estate tax credit analysis
- involuntary conversion planning
- debt & interest tracing rules

### BUSINESS EVOLUTION CONSULTING

- succession planning
- business valuation
- business advisory boards
- mergers & acquisitions
- expansion & growth financing
- buy sell agreements
- global outsource consulting
- business health checkups

### INFORMATION TECHNOLOGY SOLUTIONS

- ERP / business management software solutions
- custom application development
- Smart Shelter security systems
- technology assessment services

### CORE ACCOUNTING SERVICES

- entity formation and registration
- accounting & payroll services
- monthly, quarterly and annual closing assistance
- depreciation / cost segregation studies
- financial statements: compilation, review & audit
- pre year-end tax planning
- tax compliance: federal, state & local
- corporate tax research & planning
- international tax planning

### OWNER SERVICES

- personal tax planning and preparation
- estate and financial planning
- education funding analysis
- insurance & long term care analysis
- investment portfolio performance reviews

### EMPLOYEE SERVICES

- health / benefit plan design
- retirement plan design
- third party plan administration
- incentive / performance based compensation plans