



REAL ESTATE

Whether your goal is to develop land, commercial or residential real estate or to maintain income-generating real estate, there are many complex issues and strategies to consider. Complex government regulations, tax laws and interest rates are just some of the forces that come into play. Our goal is to give real estate developers and investors an accurate blueprint of where you are and a sound plan for getting to where you want to be.

Schneider Downs possesses significant depth of talent in accounting, tax and consulting, providing our clients with creative solutions that help you maximize the return on your real estate.

- Provide cost segregation analysis that can generate significant cash flow by accelerating depreciation deductions.
- Review and determine the availability of real estate tax credits – low-income housing credit, certified historic structure credit or qualified rehabilitation credit, and new markets tax credit.
- Review entity structuring or restructuring (i.e., S corporation, C corporation, limited partnership, limited liability corporation, and joint ventures) to determine the most feasible organizational structure to meet your business objectives and minimize your tax obligations.
- Assist selecting financial sources, including asset-based financing, governmental financing, construction and permanent lending, leasing and sale-leasebacks.
- Develop financial models to be included in offering memorandum for real estate investors.
- Financial forecasts audited, reviewed and compiled.
- Conduct buy versus lease analysis.
- Provide cash flow and investment analysis.
- Assist in strategic planning for distressed assets, including loan workouts and debt refinancing.
- Assist in structuring sales or purchase agreements to obtain maximum tax benefits.
- Assist in review and structure or restructure of complex partnership transactions, including operating agreement review, interest transfers and redemptions.
- Determine operational and tax strategies for distressed assets.
- Assist in structuring like-kind exchange transactions so that they qualify for tax-free treatment.
- Determine real estate professional status to avoid passive activity treatment.
- Evaluate economic incentive packages to avoid tax surprises.

- Develop employee benefit packages.
- Assist Opportunity Zone investors and developers plan to maximize tax benefits and new capital stock sources.
- Install, implement and train in accounting software packages.
- Provide outsourced accounting services.
- Assist in acquisitions, mergers and reorganizations, including due diligence.
- Develop benchmarking and ratio analyses, including comparison with industry standards.
- Perform agreed-upon procedures for common area maintenance, percentage rent and escalation rent.
- Provide multi-state compliance and consulting, including a dedicated state and local tax practice group.
- Provide international tax compliance.

At Schneider Downs, our business is to ensure that you maximize the return on your real estate investments. Our skilled real estate team will help serve as the keystone to your success.



www.schneiderdowns.com

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CORPORATE FINANCE ADVISORS

TECHNOLOGY ADVISORS

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