

SHAPING YOUR FINANCIAL DESTINY



REAL ESTATE

For the smart investor, the case for real estate is obvious. Historically, real estate has offered long-term returns unmatched by any other investment opportunity.

But investing in real estate also poses very real risks. In addition to legal and operational concerns, real estate activities can be full of tax complexities and pitfalls—especially if you try to handle them alone.

Both federal and state tax regulations are complicated, obscure and constantly changing. Make one mistake, and hidden costs can undermine your profits. Worse, you could even invite an audit, along with increased taxes and penalties.

Good advice beforehand can save you thousands of dollars and weeks of headaches. The accountants at Davie Kaplan will help you keep the profits you've rightfully earned and minimize the taxes you must pay.

Why Davie Kaplan?

With so many accounting firms out there, choosing the right one is crucial. You need a firm with practical, real-world insights. You need someone with experience, who knows how to correctly and effectively structure your investments.

Davie Kaplan has the knowledge and experience you've been looking for. We help take your real estate transaction from start to finish effectively and efficiently, from entity selection to expansion to sale.

With Davie Kaplan, you'll finally have peace of mind about your real estate transactions, because we consider the real estate industry a top priority. We've worked with hundreds of clients just like you, from owners and developers to contractors and property managers. We know the real estate industry, inside and out.

Through our Affiliate, DKCB Wealth Care Advisors, LLC*, we are able to offer opportunities to minimize or defer taxes and provide alternative investment choices.

Which entity is the right choice? Are you depreciating everything you can? Have you overlooked money-saving deductions or tax credits? With over 70 years experience, we can help you find the answers to these questions and more.

But we do more than fill out forms and ledgers. We build relationships. That's why we'll work with you on every step of your real estate transaction, proactively offering cost-saving advice and smart tax strategies. Because your success is our success.

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To learn more about how Davie Kaplan can help with your real estate needs, contact Michael D. Agostinelli, CPA or Jeanne E. Morelli, CPA at (585) 454-4161.

How Can Davie Kaplan Help You?

We can give you expert advice on:

- Acquisitions and divestitures
- Business/financial analysis
- Cash flow projections
- Cost segregation studies
- Due diligence procedures
- Strategic and operational planning

What Services Does Davie Kaplan Offer?

We can help you with:

- Compiling forecasts and projections
- Real estate acquisitions
- Entity selections, including when to form a limited liability company (LLC) or limited partnership (LP)
- Taxes unique to partnerships, including 704(b) allocations, liability allocation, receipt of partnership interest for services and disguised sales
- Expedited K-1 preparation service (so your S corporation, LLC or partnership income tax return is filed on time)
- Percentage rent or HUD audits
- Section 1031 like-kind exchanges
- Depreciation planning for newly purchased and constructed buildings
- Reviewing lease structures from both the landlord's and tenant's perspective
- Reviewing credits for low income housing, rehabilitation and certified historic structures
- Minimizing capitalized interest and other expenses on constructed buildings
- Litigation support and expert witness testimony

We also offer our full suite of accounting and tax services, including tax planning, income tax return preparation, compilations, reviews and audits.