

Real Estate Industry Overview

The Urish Popeck Real Estate Team provides a full range of services tailored to help address the changing need of real estate industry companies

www.urishpopeck.com



Serving the Real Estate Industry

Developers, merchant builders, financial institutions, condominium and homeowners' associations, and operators of real estate must rely on sophisticated advice to guide them through new and more complex methods of financing, management and operations.

At Urish Popeck & Co., LLC, our real estate industry professionals have the experience and knowledge to help you address the unique complexities of your business. Our professionals are dedicated to helping you devise, plan, and implement business and financial strategies in alignment with your goals. Working with you, we strive to build a lasting relationship based on trust, experience, and respect.

The Urish Popeck Real Estate Team provides a full range of services tailored to help address the changing needs of real estate industry companies. Real estate sectors we service include:

- Retail/office
- Multi-family
- Industrial
- Healthcare facility
- Storage
- Hotels and motels
- Gaming
- Mortgage banking
- Development
- Timeshare
- Associations

SEC Experience

Our Alliance Partner BDO currently serves more than 380 domestic, publicly traded clients and over 100 international publicly traded entities, including several significant real estate industry companies.

How We Can Assist You

Urish Popeck has a varied array of industry-specific services to assist real estate entities, including:

- Audit and accounting
- Lease audits and CAM revenue reviews
- Analysis and due diligence of proposed real estate transactions
- Internal audit services and risk consulting, including internal control evaluation and reporting in connection with §404 of the Sarbanes-Oxley Act
- Cash flow modeling utilizing ARGUS software for real estate entities and in connection with property acquisitions, financings or budgeting
- Business and real estate valuations
- Consultation and plan preparation regarding distressed property refinancing or disposition
- Assistance in preparation of cash flow and operational budgets
- Special auditing of construction expenditures of projects under development

Tax Services – Energy Incentives

- R&D tax credits attempt to develop or improve energy-related products or processes
- Production tax credit for energy produced from renewable resources
- Energy investment tax credit for qualified energy property
- Treasury Department energy grants for renewable energy producers and for manufacturers of products used to produce renewable energy
- Accelerated depreciation for alternative energy property
- IRC § 179D deduction for owners of energy efficient commercial buildings
- IRC § 179D deduction allocated to designers of energy efficient government facilities and public school buildings

(Continued on reverse)

Federal Tax Services

- Tax compliance
- Consulting regarding efficient tax planning for dispositions of real estate and other proposed real estate transactions
- Cost segregation studies to increase tax depreciation through identification of assets with shorter recovery periods
- Mergers and acquisitions: planning and structuring
- International tax planning and structuring
- International tax planning and structuring
- FAS 109 services
- Partnership tax consulting
- UpREIT and downREIT consulting and compliance

State and Local Tax Incentives

- State and local tax credits and grants related to renewable energy production
- Tax credits for energy efficient commercial buildings
- Rebates from local utilities and development authorities for energy efficient improvements
- R&D tax credits for attempts to develop or improve energy-related products or processes
- Brownfield credits