



B O U L A Y

Real Estate Services



While commercial real estate prices are becoming more favorable and the unique advantages of Real Estate Investment Trusts (REITs) for investors are opening up new opportunities for those in the real estate industry, there are still many challenges to overcome. Being vulnerable to new tax laws and regulations and an increased risk of specializing in just one particular property type are just a few of the obstacles you may currently be facing. Serving more than 650 real estate clients, we know your industry and can help you get there with the right experience and expertise.

How we help you get there

From strategic planning to hands-on involvement in daily financial operations, we focus on your specific situation, helping you succeed and reach your goals.

Consulting Services

- Entity structure and partner allocations of income, loss and distributions
- Tax ramifications of contribution and distribution of assets from partnerships and LLCs
- Tax consequences of the sale of real estate assets
- Tax deferral options on the disposition of real estate (Like kind sales and condemnations)
- Application of Repair Regulations
- Depreciation and amortization issues
- Debt transactions
- Special allocations of income and expenses among partners
- Expansion or acquisition decisions
- Business valuations
- Guidance on Real Estate Professional rules
- Navigating passive loss rules and effect on real estate owners
- Estate and gift planning techniques for real estate owners

Tax Compliance Services

- Preparation of federal, state and local income tax returns
- Representation and assistance during examination of income tax returns by tax authorities, including the assembly of documentation and other information in support of income tax returns

Assurance Services

Audit, review and compilation services tailored to meet:

- Financial reporting needs
- Personal financial statement preparation for guarantors
- Contract review and analysis

30% of Boulay's Clients Represent the Real Estate Industry



- 509 Lessors of Real Estate Property
- 9 Offices of Real Estate Agents & Brokers
- 54 Property Managers
- 76 Other Real Estate Related
- 9 Commercial & Industrial Machinery & Equipment for Rental & Leasing

Number of Annual Real Estate Returns

83 Corporate

440 Partnership

The value of real estate is notoriously cyclical, varying with the strength of the regional or national economy, and while interest rates and government regulations drive the real estate industry, we help you clear the hurdles you may encounter by providing proactive services and strategies customized to meet your needs and objectives. Contact us at learnmore@BoulayGroup.com.