



Real Estate

With **more than 25 years of experience**, Lutz and Carr's tax and audit professionals provide the full range of accounting, tax preparation, consulting, planning, compliance and audit services to real estate owners, investors, developers and some of the largest managing agents in New York and across the nation.

Applying our extensive knowledge of the real estate industry, our real estate accountants take a hands-on, proactive approach, offering efficient, strategic, customized solutions to help our clients maximize the value of their property interests, leverage tax credits, and minimize their tax liability. We are experienced in using various structures to achieve significant tax savings for our clients, yielding greater income from their properties, freeing money for investment, and enabling them to focus on building their businesses. Our experience extends to all types of property interests from residential to office, industrial and warehouse properties to large-scale developments, as well as cooperative and condominium buildings.

Our accounting services for the real estate industry include:

- Budgeting and forecasting
- Cash flow analysis
- Internal accounting processes assessments and consulting
- Financial statement preparation and review
- Property tax evaluation, review and certiorari appeals

- IRS and state tax authority audits
- Tax return preparation
- Tax-deferral transactions advice
- Cost-segregation analysis
- Tax credits
- Tax aspects of investments, including partnerships, joint ventures, and strategic alliances
- Property acquisitions, finance, development and sale
- Section 1031 like-kind exchange due diligence and advice

In addition, our accountants prepare special purpose reports to assist owners in obtaining financing and real estate tax reductions and help landlords properly implement lease-escalation clauses. We also provide litigation support, handle forensic accounting, assist in investigations, and provide expert testimony regarding real estate business-related disputes.

Our real estate accountants also have specialized knowledge regarding structuring for non-U.S. persons or entities acquiring property in the U.S. for investment and/or personal use in ways that minimize U.S. income tax and estate tax exposure, as well as in overseeing the ongoing compliance issues arising from this ownership up to and including the eventual sale of the property.

Regarded as trusted advisers, **Lutz and Carr accountants provide specialized tax and auditing services that contribute to our real estate clients' financial success**, ensure their compliance, and set them on a path for long-term growth in their challenging, competitive and highly regulated industry.

KEY CONTACTS



Patrick Smith
PARTNER



Christopher Bellando
PARTNER

Our team is here to help. [Get in touch.](#)
