



REAL ESTATE

**LOOK FORWARD.  
FIND VALUE.**

# FINDING NEW WAYS TO KEEP YOU A STEP AHEAD.

**You have goals for your business, and you can't let anything stand in the way of achieving them. That's why you need the real estate experts at Anders to guide you through market changes, shifting regulations and other obstacles.**

Our experience covers all aspects on the real estate industry.

We have worked with:

- Commercial Brokers
- Business Owners
- Investors
- Developers
- Syndicators
- Management Companies

We take a proactive, hands-on approach, taking the time to get to know you, your business and your specific needs and goals – because no two businesses face exactly the same challenges. This ensures you'll stay in front of the competition as you minimize taxes, build profits and establish solid internal controls.

## WHAT WE CAN DO FOR YOU

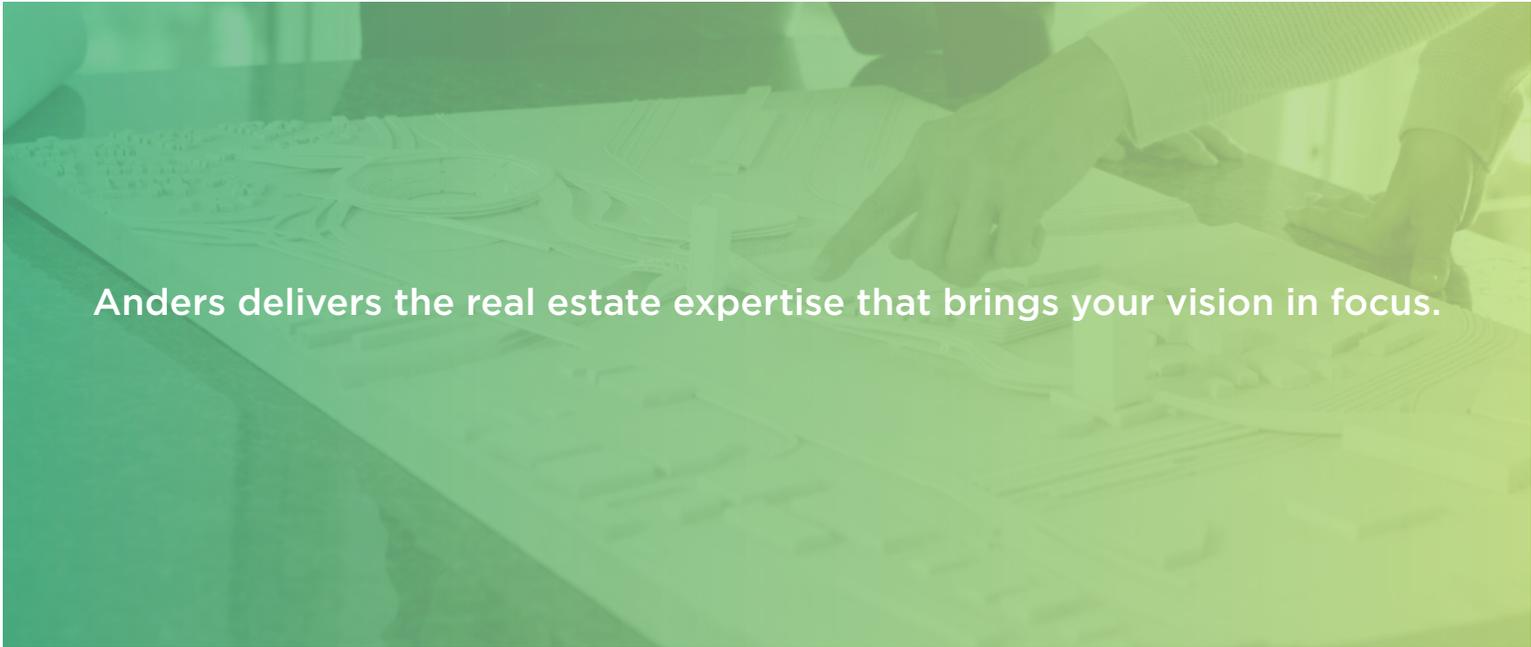
When you work with Anders, know that our entire team is working for you. We'll never have to call the home office for advice or sign-off. We are the home office, and every member of our real estate group is both qualified and empowered to help you.

### We can help you:

- Tax Planning and Compliance
- Audit and Advisory
- Accounting
- Research & Experimentation (R&E) Tax Credits
- Like-Kind Exchanges
- Cash Flow Forecasting/ROI Analysis
- Business Continuation, Succession Planning and Exit Strategies
- Repair Regulations
- Cost Segregation Studies
- Energy Incentives Consulting
- Historic Preservation Tax Credits
- Technology Consulting
- Mergers and Acquisitions
- Cost Certification
- Lease Agreement Verifications
- Interim CFO
- Business Valuations
- Fraud and Forensic Accounting
- Lease Accounting

### Our key services include:

- Measure the impact of pending revenue recognition regulations and lease accounting standards
- Resolve complex tax issues and capitalize on tax benefits
- Structure deals and transactions to mitigate tax liabilities
- Restructure debt to reduce capital costs and improve cash flow
- Improve internal controls
- Qualify for Energy Incentives
- Contain costs



Anders delivers the real estate expertise that brings your vision in focus.

## COMMUNITY CONNECTIONS

We believe the best way to know your industry is to play an active role in moving it forward. That's why we're proud to be part of key associations, including:

- Society of Industrial & Office Realtors (SIOR)
- Commercial Real Estate Women (CREW) – St. Louis
- US Green Building Council - St. Louis Chapter
- Missouri Growth Association (MGA)
- Urban Land Institute (ULI) - St. Louis
- Certified Commercial Investment Member (CCIM) - St. Louis Chapter
- St. Louis Regional Chamber & Growth Association (RCGA)
- St. Louis Association of Realtors (SLAR)
- CCIM Institute - St. Louis Chapter

## EXPERTISE IN ACTION

We've been working with companies like yours for decades on a wide range of issues affecting the real estate industry.

### SAVED \$240,000 THROUGH COST SEGREGATION

Our client purchased commercial buildings for \$6.5 million. Through a cost segregation study, we uncovered tax savings with a net present value of \$240,000.

## DEFERRED TAXES THROUGH MULTI-PROPERTY EXCHANGES

We helped a private real estate investor execute multiple 1031 exchanges. Like-Kind exchanges allow for the transfer of 'like-kinds' of investment property between taxpayers on a tax deferred basis. By using a combination of different strategies, we were able to defer \$365,000 in taxes for this investor over a five-year period.

## UNCOVERED 179D ENERGY TAX CREDIT SAVINGS

When an architecture client began designing government-owned buildings, we helped them discover they qualified for 179D tax deductions. Over the past three years, we have helped shelter over \$400,000 of income.

## MOVE TOWARD YOUR BIGGEST GOALS TODAY.



See how we're always working to make your business even stronger. Contact the Anders team to learn more.

Robert L. Berger, CPA, CGMA  
(314) 655-5570 | [rberger@anderscpa.com](mailto:rberger@anderscpa.com)

Jane M. Maddox, CPA  
(314) 655-0172 | [jmaddox@anderscpa.com](mailto:jmaddox@anderscpa.com)

## OUR CORE VALUES.

To ensure we are continually building a culture where happy people deliver outstanding results for our clients and community, we base our actions on these values.

**CHARACTER.** Doing the right thing. Always.

**TRANSPARENCY.** Promoting an environment of trust and respect.

**COLLABORATION.** Aligning passions and expertise to focus on what matters most.

**ORIGINALITY.** Leading with confidence to challenge the expected.

**EMPOWERMENT.** Inspiring people to be the best they can be.

**WELCOMING.** Living a true spirit of family and fun.

**GENEROSITY.** Giving back because we care.

