

# REAL ESTATE



Move your business forward with proactive tax savings opportunities and strategies for developers and investors.

Each real estate company faces unique market forces and circumstances that can impact financial performance, which is why the Anders Real Estate Group takes time to understand you and your goals. We have extensive experience advising developers, property managers, owners, investors and partnerships through real estate transactions. We can help you manage your cash flow, take advantage of deductions and navigate tax laws and reporting regulations.

## WHAT WE CAN DO FOR YOU

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.

**In addition to our traditional tax, audit and advisory services, our team works with real estate companies on value-added services to move their businesses forward.**

- 20% Qualified Business Income (QBI) Deduction Planning
- Business Transition Planning
- Cost Segregation Studies
- Family Business Consulting
- Funding and Financing, Including SBA Loans
- Mergers and Acquisitions
- Property Acquisition Due Diligence

## THE BENEFITS FOR YOUR BUSINESS

- 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

**TALK WITH AN ADVISOR TODAY.**

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## MEMBERSHIPS

We are proud to be members of the following real estate-related organizations:

- Building Owners and Managers Association of St. Louis (BOMA)
- Certified Commercial Investment Member (CCIM)
- Commercial Real Estate Women (CREW)
- Greater St. Louis, Inc.
- Home Builders Association of St. Louis (HBA)
- Missouri Growth Association (MGA)
- Missouri Preservation Society
- Society of Industrial & Office Realtors (SIOR)
- Southern Illinois Builders Association (SIBA)

## EXPERTISE IN ACTION:

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

### UNCOVERED PERSONAL PROPERTY TAX SAVINGS FOR SHORT-TERM RENTAL EQUIPMENT

By facilitating discussions between the Missouri Assessors office and our client, we were able to support that \$6.5 Million of short-term rental equipment is and should continue to be exempt from the state's ad valorem or personal property taxes.

### PERFORMED COST SEGREGATION STUDY FOR APARTMENT COMPLEXES RESULTING IN NET PRESENT VALUE OF \$415,000

By conducting cost segregation studies on senior living apartment and college apartment developments we netted the developers \$415,000 in net present value with the combined cost segregation studies.



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.



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## LEARN MORE ABOUT OUR SERVICES.

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