

# REAL ESTATE SERVICES

## OUR EXPERTISE

Real Estate Accounting Services from Windes provides real-world financial, tax, and accounting solutions tailored to meet the specific needs of the real estate industry. Our extensive knowledge of the real estate industry ensures that our clients maximize the value of their real estate holdings.

Our real estate team serves as active members of various industry organizations, enabling us to keep up-to-date on trends, and provide timely and directed real estate accounting advice to clients.



Windes' real estate professionals have years of experience and the expertise to ensure quality results. From start to finish, you will have ongoing and direct access to a partner, ensuring that your investment receives the attention it deserves.

## WHO WE SERVE

- ◆ Investors & Owners
- ◆ Property Management Companies
- ◆ Real Estate Developers
- ◆ Realty Associations
- ◆ Rental Companies

## OUR EXPERIENCE INCLUDES

- ◆ Residential (Single & Multi-Family)
- ◆ Commercial Buildings
- ◆ Industrial Buildings & Warehouses
- ◆ Shopping Centers & Retail
- ◆ Land
- ◆ Golf Courses
- ◆ Hotels
- ◆ Storage Centers

## SCOPE OF SERVICES

The Windes Real Estate Team provides a full range of assurance, tax, and advisory services to the real estate industry.



## COMPLIANCE

- ◆ Federal & state tax return preparation
- ◆ 1031 Exchange reporting
- ◆ Opportunity Zone reporting
- ◆ International real estate investors reporting
- ◆ Audit, review, compilation
- ◆ Agreed upon procedures engagement
- ◆ Construction cost audit, JV audit, CAM audit & other special purpose audits

## CONSULTING

- ◆ Transaction & restructuring analysis
- ◆ Financial, budgeting & cash flow modeling
- ◆ Cost segregation studies
- ◆ Acquisition due diligence
- ◆ Internal accounting policies & procedures

## ADMINISTRATION

- ◆ Investor relations
- ◆ Tax & GAAP training

## WATERFALL/PROMOTE CALCULATIONS

- ◆ Review operating agreement
- ◆ Create & maintain waterfall/promote model based on parameters in operating agreement
- ◆ Track partner contributions & distributions
- ◆ Calculate allocation of projected capital proceeds to partners

## REAL ESTATE INDUSTRY CHALLENGES

Windes' Real Estate Advisory Services can help guide you through the challenges of cash flow, reducing overhead, and planning for the future. Our consultative approach and technical expertise in various niche areas will keep you informed of industry trends and provide you with a streamlined experience to conquer any challenge that comes your way.

- ◆ Cash Flow: Utilize [Cost Segregation](#) to maximize cash flow.
- ◆ Accounting Support: [Outsourced accounting](#) roles are an efficient and cost-effective alternative for real estate accounting and finance support.
- ◆ Security: Keep your tenant information, wire transfers and networked building management systems secure with [cybersecurity support](#).
- ◆ Tax Incentives: Understand tax incentives and changes such as [Section 1031](#), [Section 179D](#), and [Section 199A](#).
- ◆ Accounting for Leases ([ASC 842](#))
- ◆ [Estate Planning](#) & Wealth Preservation
- ◆ Software selection

### Headquarters

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