

## → Real Estate Tax

Sheppard Mullin's Tax attorneys bring a practical, solution-oriented approach to complex real estate transactions. We assist real estate developers, funds, partnerships and others in structuring real estate transactions and planning business affairs in order to reduce income, sales, transfer, property and other taxes. The matters we handle include:

- Entity structure and formation, including fund formation
- Strategic partnerships, joint ventures and limited liability companies (LLCs)
- Non-U.S. investor income and estate tax planning
- Unrelated business income tax (UBTI) planning for tax exempt investors
- Leases, management agreements and other operational agreements
- Finance leases
- Purchase and sale of real property
- Qualified opportunity fund formation and investment (Opportunity Zones)
- Low income housing tax credits
- Historic tax credits
- Tax deferred, like-kind exchanges under IRC §1031
- Tax free rollover of condemnation and involuntary conversion proceeds
- Installment sales
- Restructurings, workouts and bankruptcy, including avoiding or minimizing debt cancellation income (COD) and preserving net operating losses (NOLs)

Our goal is to help our clients achieve their business objectives with practical and effective tax reduction planning.