COURSE CONTENT

An overview of federal income tax and local tax issues that affect the planning and execution of urban real estate developments.

COURSE STRUCTURE

Class One
1. Overview of Tax Principles
   a. US federal income tax
      i. Items and amounts of income
         1. Rent, compensation, interest 61
         2. Sale or exchange of assets Section 1001
         3. Dealer property
      ii. Timing of income
         1. Periodic items, cash v accrual method 451
      iii. Character of income
   b. Taxpayers
      i. Individuals
      ii. C corporations 301
      iii. S corporations 1361
      iv. Partnerships 701
      v. REITs 856
      vi. Exempt organizations 501
      vii. Foreign entities 861
      viii. More on Partnerships

Class Two
2. Income tax treatment for sellers (and alternatives to cash acquisitions)
   a. Amount of income 1001
   b. Character of income 1221
   c. Alternatives
      i. Like kind exchanges 1031
      ii. Debt financed distributions/ground leases 61,752
      iii. Partnership contributions 721
Class Three
3. Issues with equity partners
   a. Subchapter K Framework
      i. Pass through status 701, 7701
      ii. Allocations 704
      iii. Contributions 721
      iv. Distributions 731
      v. Basis 752
   b. Typical economics
   c. Capital accounts and profit allocations

Class Four
4. Transfer and mortgage recording tax concerns
   a. NYS Transfer Tax
   b. NYC Real Estate Transfer Tax
      i. Rate
      ii. Consideration
      iii. Taxable Transfers
         1. Fee interest
         2. Leases
         3. Controlling interest transfers
      iv. Exemptions
         1. Not for profit, governmental entities
         2. Non controlling interest transfers
   c. NYS and NYC Mortgage Recording tax
      i. Rate
      ii. Consideration
      iii. Taxable Mortgages
      iv. Exemptions

Class Five
5. Rental and condominium developments
   a. Cost 263A
   b. Financing 103
   c. Refinancing 61, 752
   d. Nonrecognition transfers 1001
   e. NYC UBT
   f. Capital gain 1231
   g. Dealer income 1221

Class Six
6. Advanced Examples
   a. Historic tax credits 47
   b. Delaware series LLC 701
   c. Low income housing tax credits 42
ASSIGNMENTS & REFERENCES

Readings of Internal Revenue Code