

Opening doors to help you close deals.

REAL ESTATE

Sound support for your business.

BeachFleischman has built solid relationships with brokers, investors, builders, developers, general contractors, and subcontractors by offering a full complement of business advisory, tax, and accounting services. We are partners who value your vision.

Real Estate Advisory Services

- ▶ Business Structure and Organizational Consulting
- ▶ Capital Gains vs. Ordinary Income Consulting
- ▶ Cost Segregation Studies
- ▶ Internal Financial Statement Preparation or Reviews
- ▶ Operating, Partnership and Management Agreement Reviews
- ▶ Opportunity Zone Structuring
- ▶ Passive vs. Active Losses
- ▶ Purchase and Sale Negotiation Assistance
- ▶ Rate of Return Analysis
- ▶ State and Local Taxation Services
- ▶ Tax Return Preparation and Planning
- ▶ Trust and Estate Planning Services
- ▶ Unrelated Business Taxable Income (UBTI)
- ▶ 1031 Tax-Deferred Exchanges, Involuntary Conversions or Condemnations Consulting

Strategic Operations & Advisory Resources (SOAR)

As a part of our services, we take a 360-degree approach to identify opportunities or areas for improvement. You can receive specialized consulting through SOAR.

* Payroll services provided independently by Contempo HCM, a joint venture of BeachFleischman PLLC.

** Cybersecurity services are provided independently by Silent Sector, LLC.



Partners who unlock your potential.

Business Interest Expense Limitations

As we see amortization and depreciation exit the calculation in the coming years, it will become more important for real estate professionals to evaluate the various treatments such as electing real property trade or business vs. limited interest and effects on tiered partnerships.

Capital Gains

We have the techniques to accelerate depreciation or manage investor capital gains — saving clients thousands to millions of dollars.

Industry Connections

The access and continuity of BeachFleischman's real estate team are unmatched to address, research and answer your questions. You'll also meet us through local and state real estate investment and development advocacy groups.

Opportunity Zone Funds

Our team is one of just a few in Phoenix and Tucson to help clients attract investors and raise capital for Opportunity Zone Funds — for commercial, industrial and residential housing investments.

Pandemic Relief Guidance

During the COVID-19 pandemic, our team proactively reached out to companies to help them understand their options and apply for needed emergency relief funding.

Partnership Restructuring

We frequently assist in setting up or restructuring partnerships to help some partners exit while negotiating enough capital available for remaining partners to continue with new real estate deals.

SALT Advisory Services

The complexity of real estate taxes requires our deep knowledge of state and local tax consulting (including speculative builder taxation and lease-ups).

Transactional Resources

Our transactional experience in real estate has resulted in numerous key industry relationships that we can refer to clients, from legal and finance to exchange intermediaries.

1031 Exchanges

We have successfully advised clients on structuring complex 1031 exchanges involving multiple assets, and in some cases also restructuring the partner group.



14-100+

Partner groups served annually



Actively involved in several state and local real estate organizations



16

Real estate practice team members



Contact BeachFleischman

1 (602) 265.7011 (Phoenix Office)
1 (520) 321.4600 (Tucson Office)

www.beachfleischman.com