

REAL ESTATE & TAX REFORM



TAX RATE
REDUCTIONS FOR
CORPORATIONS:
TAX RATE DROPS
FROM 35% TO 21%

TAX RATE
REDUCTIONS
FOR
PASS-THROUGH
BUSINESSES:
20% DEDUCTION
FOR QUALIFIED
BUSINESS
INCOME

BUSINESS INTEREST EXPENSE:
LIMITS THE DEDUCTIBILITY OF
INTEREST TO 30% OF ADJUSTED
TAXABLE INCOME

BONUS DEPRECIATION:
PERCENTAGE DOUBLES FROM
50% TO 100% FOR NEW OR
USED PROPERTY

SECTION 179:
EXPENSING
INCREASES FROM
\$310,000 TO \$1M

 **SIKICH.**

Tax Reform And Real Estate

**James R. Follain, Patric H.
Hendershott, David C. Ling**

Tax Reform And Real Estate:

Tax Reform and Real Estate James R. Follain,1986 **The Impacts of Tax Reform on Real Estate Investment in California** ,1991 General Tax Reform: Tax treatment of real estate, February 8, 1973 United States. Congress. House. Committee on Ways and Means,1973 General Tax Reform: Tax treatment of real estate United States. Congress. House. Committee on Ways and Means,1973 **The Effects of Tax Reform on Real Estate Investment** Joseph G. Smith-Steward,1990 **Managing Real Estate Taxes** Jerry T. Ferguson,Edward C. Spede,1986-03-26 This convenient reference tool is designed for real estate investors who wish to maximize their tax benefits through a better understanding of real estate law Ferguson and Spede thoroughly analyze and explain real estate tax laws as well as the problems and advantages of purchasing owning and selling real estate Specifically explained and illustrated are such issues as calculating excess investment and interest installment selling alternative minimum tax investment credits recapture of tax credits trading properties leases with options to buy and the establishment of new bases for trade In addition the authors emphasize many of the tax traps and pitfalls encountered by investors including accelerated depreciation amortization of expenses and tax write offs Also considered are related topics such as personal property taxes special tax problems the rehabilitation of historic and older commercial properties low income housing rental cooperatives condominium units and home ownership taxation Finally there is a discussion of tax reform including the changes brought about by the Deficit Reduction Act of 1984 as well as the possible effects of the flat tax rate proposed by the Treasury Department in January of 1985 The volume is completely cross referenced and includes chapter summaries case histories and a glossary as well as numerous tables and illustrations **Real Estate Owners and the Personal Property Tax** New York Tax Reform Association,1910 **Tax Reform and Real Estate** James R. Follain,1986 *The Effect of the Implementation of the 1966 Real Property Tax Reform Legislation Upon Land Use Patterns, Level of Real Estate Market Activity, and the Public's Attitude Toward Real Property Ownership in California* William H. Hippaka,1974 Real Estate Techniques After Tax Reform Alan S. Rosenberg,1986 **Real Estate After Tax Reform** Martin M. Shenkman,1987-04-09 More than any other investment area real estate will be radically affected by the Tax Reform Act of 1986 This dramatic new bill will effect property values rents cash flows and rates of return on most real estate investments In straightforward English this book reviews the general effects of tax reform on real estate syndications REITS home mortgages home office deductions leasehold improvements rehabilitation credit low income housing and more Chapters show how to evaluate present and future investments with respect to capital gains and losses passive loss limitations depreciation write offs alternative minimum tax and other tax traps and opportunities Complete with easy to understand worked out examples under both the old laws and the new ones *The Tax Reform Act as it Affects Real Estate* Jack P. Friedman,1976 Understanding the Real Estate Provisions of the Tax Reform James R. Follain,Patric H. Hendershott,David C. Ling,1987 Capital investment tax provisions have been changed numerous times in

the last decade with depreciation tax lives shortened in 1981 and lengthened ever since and capital gains taxation reduced in 1978 and 1981 and now increased The first part of this paper analyzes these changes and attributes a large part of them including the 1986 Tax Act to changes in inflation tax depreciation schedules and capital gains taxation that look reasonable when the tax depreciation base is being eroded at ten percent a year and an overwhelming share of capital gains is pure inflation take on a different appearance when inflation is only four percent The remainder of the paper critiques the typical project model used to compute impacts of tax changes on real estate and report simulation results using a modified model

Tax Reform and Real Estate Sherman J. Maisel, John M. Quigley, 1985 *The Impact of Tax Reform on Real Estate Investment* Patricia McGrath Mulholland, 1988 Tax Reform and Real Estate Kenneth T. Rosen, Andrea Lepcio, 1986

Comprehensive Tax Reform United States. Congress. House. Committee on Ways and Means, 1986 **Tax Reform and Foreign Investment in the United States** United States. Congress. House. Committee on Ways and Means. Subcommittee on Select Revenue Measures, 2012 *Fundamental Tax Reform* United States. Congress. House. Committee on Ways and Means, 2001 Tax Reform for Real Estate Practitioners George T. Cole, Fred S. Farjo, State Bar of Arizona. Continuing Legal Education, 1987

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