

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

Jerry T. Ferguson, Edward C. Spede

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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

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