



F O U R T H E D I T I O N

# T H E REAL ESTATE INVESTOR'S TAX GUIDE

**What Every Investor Needs to Know to Maximize Profits**

- Taxation at Sales Time
- Like-Kind Exchanges
- Tax Solutions at Purchase and During Ownership
- The Passive Loss Rules
- Real Estate in Troubled Times

## VERNON HOVEN

M.A., Taxation  
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Tax Practitioners and REALTORS®

# Real Estate Investors Tax Guide

**Steven D. Fisher**



## **Real Estate Investors Tax Guide:**

**The Real Estate Investor's Tax Guide** Vernon Hoven, 2003 In clear simple language The Real Estate Investor's Tax Guide helps real estate professionals and property owners understand the complicated area of real estate investment tax law. Containing practical tax planning strategies, sample forms, and warnings about costly planning errors, this is a must-have reference for making sound investment strategies. This guide also discusses taxation at the time of sale, like-kind exchange rules, real estate investment during troubled times, and applying the passive loss regulations.

**The Complete Tax Guide for Real Estate Investors** Jackie Sonnenberg, 2008 Many people invest in real estate, from second homes to apartment complexes, condos, townhouses, and commercial buildings, and realize a profit from doing so. However, real estate investors have begun to discover that there are a plethora of tax issues associated with buying and selling real estate. The Complete Tax Guide for Real Estate Investors will take the mystery out of these tax issues and even provide you with tax planning strategies. In this new book, you will learn how to implement tax savings programs successfully to reduce or eliminate the resulting income tax from the sale of real estate, how to use the IRS tax code to your advantage through depreciation, how to set up annuity trusts and charitable remainder trusts, and how to avoid paying federal taxes. You will become knowledgeable about the different types of 1031 exchanges, including deferred exchanges, simultaneous exchanges, forward delayed exchanges, construction exchanges, reverse exchanges, two-party exchanges, and three-legged exchanges, as well as the advantages and disadvantages of each. Additionally, you will learn about capital gains taxes, tax and legal loopholes, recapture of depreciation, deferring taxes, reducing a home's tax basis, installment sales, tax liability, minimizing taxes on final divestment, stepped-up basis taxation at the time of sale, and like-kind rules. It does not matter if you are a first-time investor or a veteran of the real estate market; you will find valuable information along with tips and tricks in this book. Tax issues can strain resources and drain profits, but if you implement the strategies in this book, you will be able to limit your taxes, thereby increasing your earnings.

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*The Real Estate Investor's Tax Strategy Guide* Tammy H. Kraemer, Tyler Kraemer, 2008-11-17 What's Section 1031? How does it help property investment? Who qualifies for its benefits? These are the answers serious real estate investors must know, and are the kind of issues tackled in this one-stop resource. Property owners will find all the useful and money-saving information on real estate taxes they need, like how to shelter rental income and earn the most from vacation properties, maximize expense and loss deductions, participate in

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**Investor's Guide to Financing** David Reed,2008-03-03 To get the biggest return real estate investors need the right financing And as they buy multiple properties their debt to equity rises making it more difficult to get the kind of deal they need As many investors have learned the hard way getting the wrong financing can wipe out their profits hold them back from selling because of a lack of equity or force them to try to sell for more than the market will bear The Real Estate Investor s Guide to Financing is the one book that shows readers how to get the right financial package for the biggest return on their investment As a respected author and mortgage banker David Reed has spent more than 20 years helping investors finance their properties Here he offers advice on such crucial topics as financing options for different property types the financial implications of renting vs flipping setting rental rates the challenges and benefits of being a landlord including rent loss coverage the pros and cons of having partners tips on financing a second home duplex multi family unit or condo Complete with essential advice on financing and a glossary of investment terms this is the one guide that will help readers start making real money *Legal, Tax and Accounting Strategies for the Canadian Real Estate Investor* Steven

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estate sector George Dube is a chartered accountant whose knowledge is based on many years of helping clients with their property buying needs Both Steve and George are real estate investors themselves Working from this foundation we have put together the definitive guide on how to build a successful real estate portfolio in Canada from a legal tax and accounting perspective

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avoid them And much more      **Real Estate Investing For Dummies** Eric Tyson,Robert S. Griswold,2009-04-15 Real Estate Investing For Dummies 2nd Edition is completely revised and updated to help you overcome the challenges and and take advantage of the opportunities in any real estate environment including a down market But Eric Tyson and Robert Griswold s core message remains as relevant today as it did upon the initial publication of Real Estate Investing For Dummies investing in real estate is time tested vehicle to build wealth in the long term Tyson and Griswold don t tell you how to become a millionaire overnight Instead they offer proven practical and actionable advice so that if you chose to invest in income producing properties you can do so wisely and confidently      **Electronic Transactions in Real Estate** Ben C. Scheible,Scheible,2003-08-20 Author Ben Scheible draws on his experience as an attorney and computer applications instructor in this timely examination of electronic or paperless transactions in real estate This first of its kind continuing education title explores e signatures digital signatures and security issues The text reviews fundamental contract law basics and how they apply to electronic transactions The Uniform Electronic Transactions Act UETA the E sign Act and state laws that affect electronic transactions are also discussed Benefits Notarization and acknowledgment issues as well as transferring storing and accessing electronic documents are discussed Learning Objectives and Glossary of key terms emphasize important concepts Figures illustrate the steps involved with various types of electronic transactions Practice Tips offer suggestions for using electronic transactions and overcoming the insecurity of using e mail to create a contract End of chapter quizzes reinforce the materil and identify topics requiring additional review Instructor Resources include final exam with answer key and a PowerPoint presentation with lecture outlines      [The Commercial Real Estate Investor's Handbook](#) Steven D. Fisher,2007 Gives you the proven strategies and actual case studies from experts to help you invest better and wiser with less time and effort A sampling of what s covered in this encyclopedic book includes how to find below market deals invest with little or no down payment obtain seller financing and conduct foreclosures and REOs Once you have found your investment property you will know how to negotiate make purchase offers manage rental property and flip These terms will become part of your everyday vocabulary auctions tax sales financing mortgage terms agents cash flow inspections contracts tenants lease agreements insurance taxes and accounting escrow essential mathematical calculations sample forms development taxation exchange rules and regulations This book is loaded with case studies and success stories from real people You will uncover secrets that expert real estate investors use every day This comprehensive resource contains a wealth of modern tips and strategies for getting started in this very lucrative area This book is the foundation for understanding how to invest in real estate      *Property Management and Managing Risk* Robert C. Kyle,Floyd M. Baird,1998      [Practical Guide to Real Estate Taxation](#) David F. Windish,2007-09 Practical Guide to Real Estate Taxation is CCH s highly successful practical guide to the federal tax consequences of real estate ownership operations and activities This updated Fifth Edition is the most accessible and affordable reference available for all tax real estate and investment professionals who



need to know the tax ramifications and underpinnings of real estate investment Recent regulations tax rates and rulings are reflected throughout along with other developments impacting the taxation of real estate

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