

# Real Estate

Real estate is complex; we simplify it. Schneider Downs provides specialized tax, accounting, and advisory services to help clients manage the risks and opportunities associated with income taxes, property taxes, green incentives, depreciation, and gains upon sale, while ensuring compliance with critical deadlines and optimizing cash flow.

Our unique blend of expertise allows us to deliver comprehensive solutions across the entire real estate life cycle, which is why owners, developers and investors nationwide trust Schneider Downs.

## Real Estate Core Solutions

Our team provides strategic guidance across the real estate sector, from raising capital and structuring deals to improving operations and ensuring compliance. With deep industry knowledge and a multidisciplinary approach, we help owners, developers and investors navigate complex challenges, uncover new opportunities and achieve sustainable growth.

### Real Estate Tax Advisory

- » Cost Segregation Studies
- » Federal Income Tax Planning
- » International Tax Services
- » Like Kind Exchange Advisory
- » Property Tax Advisory
- » State and Local Tax
- » Tangible Property Regulation Advisory
- » Tax Cash Flow and Scenario Modeling
- » Tax Credits and Incentives

### Real Estate Capital Markets

Through Schneider Downs Corporate Finance, LP\*, we arrange equity investments in commercial real estate with select sponsors focused on specific asset classes and regions, offering investors access to a diverse range of opportunities and sponsors with access to capital.

### Real Estate Value Advisory and Investment Banking

Through our partnership with SD Capital, our team delivers value advisory and investment banking services with deep insight into real estate market trends, deals, and developments.

### Real Estate Attest Services

Our team provides tailored attest services to help real estate companies ensure financial accuracy and regulatory compliance. Our audits, reviews, and agreed-upon procedures support transparent reporting, boost investor confidence, and align with industry standards. With deep expertise in real estate accounting and risk advisory, we deliver reliable insights to enhance strategic decision-making.

\* Schneider Downs Corporate Finance, LP is a registered broker/dealer. Member FINRA/SIPC.

## Real Estate Advisory and Consulting Services

- » Back Office Optimization
- » Debt Restructuring Reporting
- » Digital Modernization
- » Exchange Advisory
- » Managed Accounting Services
- » Process Control Audits
- » Transaction Advisory
- » Valuation Services

## Why Schneider Downs?

With our big thinking and personal focus, we provide dedicated real estate advisory services, offering expert guidance and investment insight that clients deserve at every stage of the real estate lifecycle.



### Specialized Expertise

We bring deep knowledge of real estate's financial, operational and technical complexities across sectors like commercial, industrial, residential, multifamily and land development.



### Value-Driven Strategies

Our team maximizes returns through strategic ownership structures, debt optimization, profit analysis and transaction planning.



### Proven Experience

With decades of hands-on experience, we solve complex challenges and deliver results that drive real estate investment success.



### A Partner at Every Stage

From acquisition to disposition, we provide trusted guidance to help you navigate and succeed in every phase of your real estate journey.



### Reliable Compliance

We help clients meet critical tax deadlines and stay compliant with ever-changing regulations.



### Access to the Schneider Downs Network

With a strong professional network and specialized teams in capital markets, digital solutions and advisory, we provide the resources to adapt and thrive in a dynamic real estate market.

## Ready to Get Started?

For more information, contact us at [contacts@schneiderdowns.com](mailto:contacts@schneiderdowns.com) or visit [www.schneiderdowns.com/industries](http://www.schneiderdowns.com/industries).

### About Schneider Downs

Schneider Downs is a Top 60 independent Certified Public Accounting (CPA) firm providing accounting, tax, audit and consulting services to public and private companies, not-for-profit organizations and global companies. We also offer risk advisory, transaction advisory, digital consulting, wealth management, retirement plan solutions and investment banking services. Schneider Downs serves individuals and companies in Pennsylvania (PA), Ohio (OH), West Virginia (WV), New York (NY), Maryland (MD), metropolitan Washington (DC) and additional states in the United States with offices in Pittsburgh, PA, Columbus, OH, and McLean, VA.

Schneider Downs is a Proud Member of the NAIOP.

