

# Real Estate Investors



## OUR INDUSTRY SPECIALISTS

The real estate industry is diverse and complex. Our knowledgeable, proactive, and experienced professionals in the Real Estate Investors group work with real estate clients in all stages of business growth. We help our clients maintain their competitive edge by addressing the most common issues real estate industry professionals face during the acquisition, development, holding, and selling of property. To learn more, contact one of our real estate industry specialists:



**Nathaniel Nelson | CPA**  
651-621-8506  
nnelson@otcpas.com

Since 1921, Olsen Thielen has been serving firms in the Twin Cities and has grown to become one of the top CPA and consulting firms in Minnesota.

## LOCATIONS

2675 Long Lake Road  
Roseville, MN 55113  
651-483-4521

300 Prairie Center Drive #300  
Eden Prairie, MN 55344  
952-941-9242

## WE SERVE YOU

Operating in the real estate industry holds special challenges regarding tax laws, market conditions, regulatory laws, and ever-changing technology. Competition is fierce and tax laws frequently change, which requires companies to respond quickly and plan for the future. Our real estate industry professionals understand these challenges and pressures that face your profitability. We can help you develop a plan to respond to the rapidly changing dynamics in the real estate industry. Whether you are a commercial, residential, or industrial property developer, investor, owner/agent, manager, or broker, we have insights into the market trends you face.

Our clients appreciate the fact that we are large enough to provide them with full-service expertise, yet small enough to provide them with timely, personalized service. Olsen Thielen's longevity and growth can be attributed to building strong relationships with our clients and earning their trust.

## INDUSTRY EXPERTISE

Olsen Thielen professionals serve a diverse set of real estate investors, including the following:

- Commercial property investors
- Single-family and multi-family home investors
- Real estate investment funds
- Family limited partnerships
- Start-up practices for newly licensed professionals

## SERVICES FOR REAL ESTATE INVESTORS

We provide services to real estate investors to help maximize the return on their investment. The professionals on our team have a depth of knowledge and a strong network of professionals in the real estate industry. We can provide strategic advice throughout all stages of your real estate investment activity.

- Passive activity analysis and real estate professional classification
- Transaction planning including gain analysis and like-kind exchange options
- Advice relating to capital expenditures and IRS tangible asset regulations
- Depreciation methods including benefits of cost segregation studies
- Review of LLC operating agreements for necessary tax provisions
- After-tax net cash flow analysis and budgeting
- Gifting and succession planning
- Business valuations for real estate partnerships