

1. Record Nr.	UNINA9910455168103321
Autore	Estill Scott M. <1961->
Titolo	J.K. Lasser's real estate tax edge [[electronic resource]] : top secret strategies of millionaires exposed // Scott M. Estill, Stephanie F. Long
Pubbl/distr/stampa	Hoboken, N.J., : Wiley, 2009
ISBN	0-470-55805-9 1-282-36215-1 9786612362156 0-470-55803-2
Descrizione fisica	1 online resource (291 p.)
Collana	J.K. Lasser ; ; 91
Altri autori (Persone)	LongStephanie F. <1972->
Disciplina	336.22/5
Soggetti	Real estate investment Millionaires Success in business Electronic books.
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	Description based upon print version of record.
Nota di bibliografia	Includes bibliographical references and index.
Nota di contenuto	J.K. Lasser's Real Estate Investor's Tax Edge: Top Secret Strategies of Millionaires Exposed; Contents; Warning; Introduction; Chapter 1: Understanding Capital Gains; What Is a Capital Asset?; Capital Gains Tax Rates; Holding Periods for Capital Assets; Multiple Holding Periods; What Is "Basis"?; Settlement, Closing, or Housing and Urban Development (HUD) Costs; Sales of Business Property (Noncapital Property); Cancellation of Debt; Conclusion; Chapter 2: Your Personal Residence; Home Mortgage Interest Tax Rules; Real Estate Taxes; Exceptions to the Two-Year Rule How to Compute Reduced Capital Gain Exclusion Vacant Land; Converting Rental Property to Your Personal Residence; The Home Office and Exclusion of Capital Gains; Sale of a Home in the Year of Divorce; Unmarried Couples and the Exclusion; Sale of a Home in the Year of Death of One Homeowner/Spouse; Incapacity; First-Time Homebuyer Credit; Loss on the Sale of a Personal Residence; Tax-Free Rental Income; Foreclosure of Primary Residence; Conclusion; Chapter 3: Deductions for Rental Property; What Is Rental Income?; Common

Rental Property Tax Deductions

The Real Estate Professional and Rental Property Losses Tax Credits for Rental Properties; Recordkeeping Requirements for Rental Properties; Conclusion; Chapter 4: Like-Kind Exchanges and Section 1031; Simultaneous Exchanges; Deferred (Nonsimultaneous) Exchanges; The Identification Period; Reverse (Starker) Exchanges; How to Permanently Eliminate the Gain on the Transfer of Property Through a Like-Kind Exchange; Losses; Real Estate Dealers; Business Entities; Tenant-in-Common Interests and Like-Kind Exchanges; Last-Minute or Broken Exchanges; Related-Party Issues; Basis of Property Received Refinancing Sale Expenses; When Not to Use a Like-Kind Exchange; Conclusion; Chapter 5: The Dealer Issue; What Is a Dealer?; Tax Consequences of Being a Dealer; Tax Planning Strategies; Conclusion; Chapter 6: Installment Sales; What Is an Installment Sale?; Installment Sales Between Related Parties; Opting Out of Installment Sale Reporting; Installment Sale of Your Primary Residence; Use of Escrow Account for an Installment Sale; Considerations Related to Installment Sales; Default Under Installment Agreements; Conclusion; Chapter 7: Passive Activity Rules Related to Real Estate; Participation Modified Adjusted Gross Limitation Former Passive Activities; At-Risk Limitations; Dispositions and Installment Sales; Conclusion; Chapter 8: Trusts, Trusts, Trusts!; Land Trusts; Private Annuity Trusts; Charitable Remainder Trusts; Conclusion; Chapter 9: Individual Retirement Accounts; IRA Rules and Plan Types; Necessary Steps to Using an IRA for Real Estate Transactions; Buying Notes or Liens in an IRA; Prohibited Transactions with Real Estate in an Individual Retirement Account; The Use of Financing in an IRA; Conclusion; Chapter 10: Depreciation Issues with Real Estate
How Is Basis Computed?

Sommario/riassunto

Top tax guidance for today's turbulent real estate market. Despite the downturn in the real estate market, savvy investors can continue to capture profits by using money-saving tax strategies. In *The Real Estate Investor's Tax Edge*, authors Scott Estill and Stephanie Long provide all of the necessary tax planning techniques to lower your tax bill and fully capitalize upon your real estate investments. In addition to this, you'll learn how to protect your assets and avoid losses in a down market through smart tax planning strategies. Containing the most updated tax law informat
