

REAL ESTATE INDUSTRY LIBRARY

Real Estate: Mapping the Industry

Program description:

This course will be an overview of:

- The commercial real estate industry
- Key trends and challenges affecting the real estate industry
- Accounting for real estate transactions

Learning objectives:

After completing this course, the learner should be able to:

- Recognize real estate industry basic terms and concepts
- Identify the main parties involved in developing, financing, and operating real estate activities
- Identify key trends and challenges affecting the real estate industry
- Understand key accounting topics applicable to the real estate industry

Instructional delivery methods/ course format:	On-Demand
Credit(s):	1
Field of study:	Accounting
Prerequisites:	None
Knowledge level:	Basic
Advance preparation:	None

Real Estate Developers: Mastering Tax Accounting for Long-term Construction Contracts

Program description:

This course will be an overview of:

- Long-term contracts as defined under IRC Section 460
- Revenue recognition methods used to report long-term construction contracts for tax purposes
- Basics of long-term construction contract cost capitalization
- Basic financial accounting and tax accounting differences for reporting long-term construction contracts

Learning objectives:

After completing this course, the learner should be able to:

- Identify specific concepts related to the construction industry and tax accounting for long-term contracts
- Define contract classifications identified under IRC Section 460
- Recognize various tax accounting methods used to account for long-term construction contracts
- Identify financial accounting and tax accounting differences related to long-term construction contracts

Instructional delivery methods/ course format:	On-Demand
Credit(s):	2
Field of study:	Taxes
Prerequisites:	None
Knowledge level:	Basic
Advance preparation:	None

Real Estate Developers: Mastering Revenue Recognition

Program description:

This course will be an overview of:

- Revenue recognition, which is one of the most important reporting areas faced by accountants and standard setters
- The basic revenue recognition principles of ASC 606, as well as in-depth analysis and specific examples of how the new revenue recognition guidance shall be applied to entities that operate in the construction industry

Learning objectives:

After completing this course, the learner should be able to:

- Understand how to apply certain concepts of ASC 606 to entities in the construction industry

Instructional delivery methods/ course format:	On-Demand
Credit(s):	1
Field of study:	Accounting
Prerequisites:	Revenue Recognition: Mastering the Fundamentals or a firm grasp of foundational revenue recognition concepts
Knowledge level:	Intermediate
Advance preparation:	None

Real Estate Developers: Analyzing Financial Statements

Program description:

This course will be an overview of:

- Key sections of the real estate developer financial statements
- Identifiable risk from the real estate developer's financial statements
- Cash flow for the real estate developer
- Ratio analysis specific to real estate development

Learning objectives:

After completing this course, the learner should be able to:

- Identify key sections of the real estate developer financial statements
- Determine areas of risk that may be identifiable from the real estate developer financial statements
- Identify the importance of the real estate developer cash flow statement
- Analyze real estate developer financial information and perform ratio analysis

Instructional delivery methods/ course format:	On-Demand
Credit(s):	1
Field of study:	Accounting
Prerequisites:	None
Knowledge level:	Intermediate
Advance preparation:	None

Real Estate Investors: Understanding and Arranging Section 1031 Exchanges

Program description:

This course will be an overview of:

- Mechanics of Section 1031 exchanges
- Section 1031 definitions and rules exchanges
- Issues related to Section 1031 exchanges
- Depreciation of property received in Section 1031 exchanges
- Tax reporting for Section 1031 exchanges
- Arranging Section 1031 exchanges

Learning objectives:

After completing this course, the learner should be able to:

- Identify the characteristics and mechanics of a Section 1031 exchange
- Identify common issues related to Section 1031 exchanges
- Apply depreciation rules to acquired property
- Identify Section 1031 exchange reporting requirements
- Understand arrangement strategies for Section 1031 exchanges

Instructional delivery methods/ course format:	On-Demand
Credit(s):	3.5
Field of study:	Taxes
Prerequisites:	None
Knowledge level:	Intermediate
Advance preparation:	None

Real Estate Investors: Understanding Loss Limitations

Program description:

This course will be an overview of:

- Definitions of loss limitations applicable to Real Estate investors [tax basis, At Risk, Passive Activity Loss (PAL), Excess Business Loss (EBL) and Net Operating Loss (NOL)]
- Application of loss limitations
- Issues related to loss limitations
- Tax reporting for loss limitations

Learning objectives:

After completing this course, the learner should be able to:

- Define and understand tax basis
- Define and apply the At-Risk rules
- Define and apply the Passive Activity Loss (PAL) rules
- Define and apply the Excess Business Loss (EBL) rules
- Define and apply Net Operating Loss (NOL) limitation and rules
- Understand the order of loss limitation application and how the limitations interact

Instructional delivery methods/ course format:	On-Demand
Credit(s):	2.5
Field of study:	Taxes
Prerequisites:	None
Knowledge level:	Intermediate
Advance preparation:	None

Real Estate Investors: Understanding Rental Real Estate Tax Reporting

Program description:

This course will be an overview of:

- A review of the basics of rental real estate income taxation
- Income tax reporting of rental real estate by individual taxpayers
- Income tax reporting of rental real estate by partnerships and partners
- Income tax reporting of rental real estate by corporations

Learning objectives:

After completing this course, the learner should be able to:

- Understand basic rental real estate income taxation
- Understand the rental real estate income tax reporting issues of individual taxpayers
- Understand the rental real estate income tax reporting issues of partnerships and partners
- Understand the rental real estate income tax reporting issues of corporations

Instructional delivery methods/ course format:	On-Demand
Credit(s):	2
Field of study:	Taxes
Prerequisites:	None
Knowledge level:	Intermediate
Advance preparation:	None

Real Estate Investors: Understanding Opportunity Zones

Program description:

This course will be an overview of:

- Creation of Opportunity Zones
- The types of gains eligible for deferral through investment in an Opportunity Fund
- Holding period of Qualified Opportunity Fund investment to recognize reduction in deferred gain
- Qualification and definition of a Qualified Opportunity Fund and the related compliance testing
- Opportunity Zone program status since its enactment in 2017

Learning objectives:

After completing this course, the learner should be able to:

- Identify an Opportunity Zone
- Define a Qualified Opportunity Fund
- Define a Qualified Opportunity Zone Business
- Calculate the tax benefits associated with Opportunity Zone investments
- Understand the post-enactment status of the Opportunity Zone program

Instructional delivery methods/ course format:	On-Demand
Credit(s):	2
Field of study:	Taxes
Prerequisites:	None
Knowledge level:	Basic
Advance preparation:	None

Real Estate Developers: Analyzing Sales and Use Tax, Part 1

Program description:

This course intends to provide a detailed review of the application of sales and use tax to real estate developers. The course has two parts. Topics covered in this part of the course include:

- Background and basics of sales and use tax
- Fundamental issues with respect to tax treatment for real estate developers such as contract price determination, distinction between construction contracts and tangible personal property contracts, and multistate use of construction machinery and equipment
- Special tax issues including contractors as manufacturers, contracting with exempt entities, and international construction work

Learning objectives:

After completing this course, the learner should be able to:

- Recognize the nature and purposes of sales and use tax
- Identify the general rules of tax treatment for real estate developers across states
- Identify the factors that impact the basic measures of contract price
- Recognize the distinction between real and tangible personal property contracts and its tax implications
- Identify tax treatment for multistate use of construction machinery and equipment
- Identify tax treatment for real estate developers as manufacturers
- Recognize state variations in tax treatment regarding construction contracts with exempt entities
- Identify challenges and issues with respect to international construction work

Instructional delivery methods/ course format:	On-Demand
Credit(s):	2
Field of study:	Taxes
Prerequisites:	None
Knowledge level:	Basic
Advance preparation:	None

Real Estate Developers: Analyzing Sales and Use Tax, Part 2

Program description:

This course intends to provide a detailed review of the application of sales and use tax to real estate developers. The course has two parts. Topics covered in this part of the course include:

- Compliance issues such as registration, administration, and reporting obligations
- Local sales and use tax issues for real estate developers
- Gross receipts taxes for real estate developers

Learning objectives:

After completing this course, the learner should be able to:

- Identify the requirements and significance of licensing and registration
- Recognize administrative and reporting obligations for developers and contractors
- Recognize the application of local sales taxes to real estate developers
- Recognize the application of gross receipts taxes to real estate developers

Instructional delivery methods/ course format:	On-Demand
Credit(s):	1.5
Field of study:	Taxes
Prerequisites:	None
Knowledge level:	Basic
Advance preparation:	None