

This is your new

Net Leases and Sale-Leasebacks

A Guide to Legal, Tax and Accounting Strategies

2020 Edition

By Ken Miller

Net Leases and Sale-Leasebacks: A Guide to Legal, Tax and Accounting Strategies covers all aspects of the ownership, financing, documentation, taxation and accounting for net leases with a focus on those areas where the treatment of net leases differs from the treatment of other forms of real estate investment. Given their unique characteristics, net leases may be regarded as belonging to their own asset class, and the real estate professionals practicing in this field need to be familiar with the distinct issues that may arise.

Updates in the 2020 Edition include:

Qualified Opportunity Funds (QOFs): On December 19, 2019, the IRS issued final regulations for the program that created qualified opportunity zones (QOZs) and QOFs, enacted as part of the Tax Cuts and Jobs Act of 2017. Among other things, the final regulations now require Section 1231 gain to be treated like other capital gains, extend the time for the owner of a pass-through entity to roll over gain recognized by the pass-through entity, and extend tax benefits to a sale by a QOF of its QOZ business property or its interest in a QOZ business. See updated § 5:4.5 for an in-depth discussion of QOFs and the final regulations.

Delaware Statutory Trusts (DSTs): A properly structured DST is not treated as a corporation or a partnership for federal income tax purposes. As a result, the owners of a DST can acquire or dispose of their interest in the DST in a Section 1031 exchange. A DST is the only multi-member legal entity for which this is possible. See updated § 5:4.4[H] for a discussion of DSTs.

Also included is an update of the financial accounting regulations governing a tenant's treatment of real estate leases with a term greater than twelve months (which now must be on balance sheet for all publicly traded companies) as well as several appendices to assist the reader with the nuts and bolts of net leasing practice, such as a **complete sample Net Lease**.

Thank you for purchasing *Net Leases and Sale-Leasebacks*. If you have questions about this product, or would like information on our other products, please contact customer service at info@pli.edu or at (800) 260-4PLI.

Practising Law Institute
1177 Avenue of the Americas
New York, NY 10036
#293577

