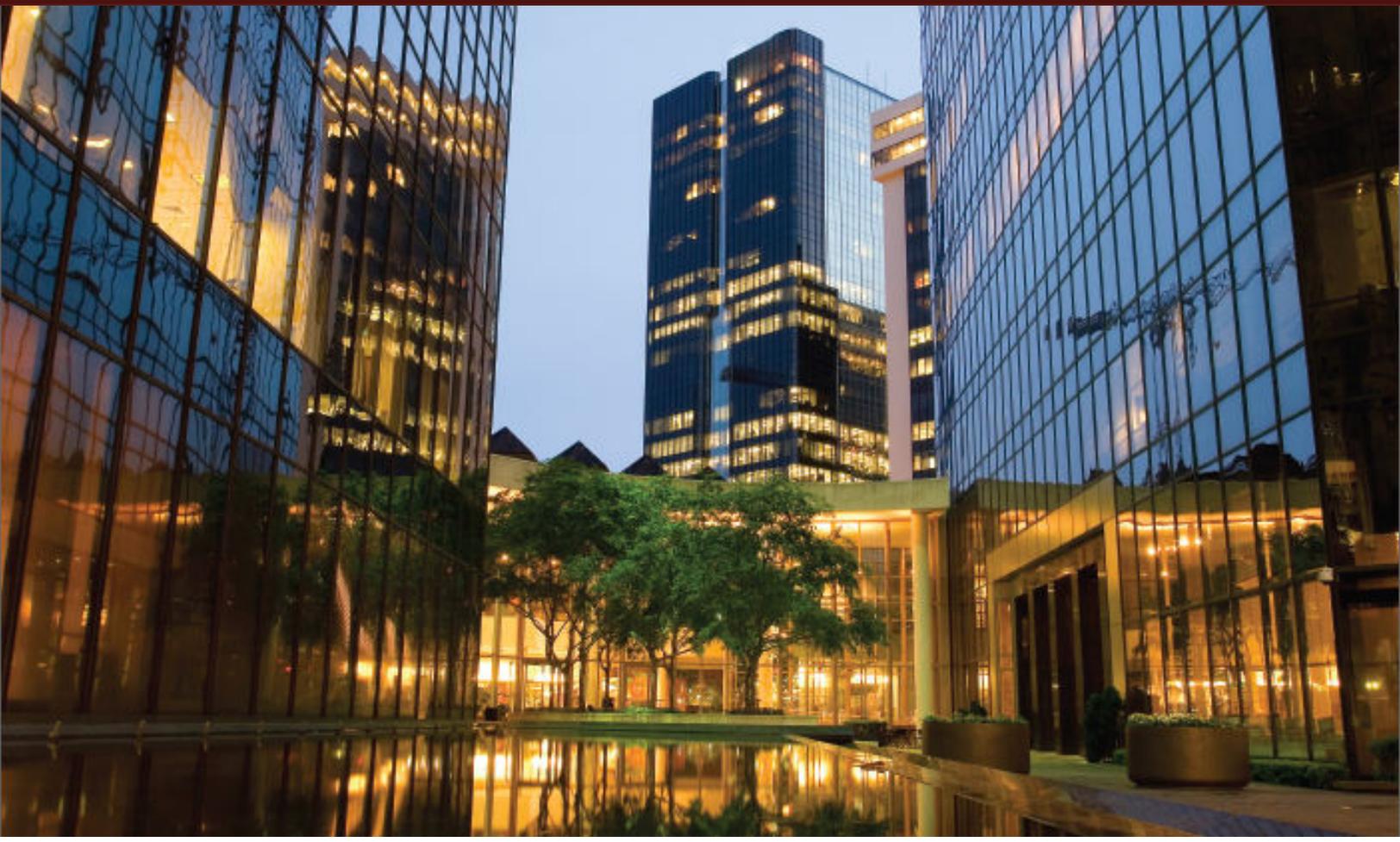




# Real Estate and Construction Services



# The Power of People

The needs of construction companies are complex as a result of changing regulations, laws that vary by state, and the need for surety bonding. Our Real Estate and Construction Services Team understands the major forces in the real estate and construction industry and has decades of experience working with contractors, subcontractors, developers, builders, investors, building material suppliers, architectural firms, engineering firms, banks and bonding companies throughout the country. So we know the special financial, environmental and operational issues they face, and how to address them. We can present financial information in a way that sureties, banks and other regulatory agencies understand, and conduct engagements that take into account specialized risks, such as contract liabilities, labor availability, and insurance requirements.

KBL has a varied array of industry-specific services to assist construction and real estate entities, including:

- Audit and accounting, including financial reporting, special purpose audits of construction expenditures for projects under development, construction requisitions and change orders, lease audits, CAM revenue reviews, and financial and compliance audits
- Forensic accounting and economic damages analysis
- Work product and expert witness testimony for all dispute resolutions, mediation, arbitration and litigation
- Analysis and due diligence of proposed real estate transactions
- Internal audit services and risk consulting, including operational, procedural and internal control reviews, and internal control evaluation and reporting in connection with Section 404 of the Sarbanes-Oxley Act
- Business and real estate valuations
- Consultation and plan preparation regarding distressed property refinancing or disposition
- Assistance in preparation of cash flow and operational budget
- Job cost allocation studies
- Accounting systems and management solutions implementation, including outsourced solutions
- Surety credit assistance
- Mergers and acquisitions: planning and structuring



## Our tax-specific services include:

- Tax planning and compliance, including tax credit syndication and planning
- Consulting regarding efficient tax planning for dispositions of real estate and other proposed real estate transactions
- Cost segregation studies to increase tax depreciation through identification of assets with shorter recovery periods
- International tax planning and structuring
- Partnership tax consulting

Our construction and real estate clients range from residential to commercial to sub-contractors and related trades within the construction industry, both privately and publicly held with national and international locations.

For more information, contact



**Richard Levychin, CPA**  
Partner  
Telephone: 212.785.9700  
E mail: [rlevychin@kbl.com](mailto:rlevychin@kbl.com)



535 Fifth Avenue, 30<sup>th</sup> Floor  
New York, NY 10017  
Telephone: 212.785.9700

[www.kbl.com](http://www.kbl.com)

## About KBL, LLP

KBL, LLP is a Certified Public Accounting and Business Advisory Services firm with a primary focus on meeting the needs of emerging businesses nationally and globally. We have a multi-disciplined practice that cultivates an environment of strategic problem solvers and business innovators, always keeping you, our client, ahead of the curve. As Accountants and Advisors, we serve a diverse client base of privately and publicly held entities across the United States and the world. We create personalized approaches that are based on each client's unique goals, business culture, and dynamics. We then assemble the specific solutions, procedures and people necessary to assist our clients in achieving their objectives.

Our practice is focused on growing companies. Our mission is to help our clients navigate the opportunities and challenges they face to compete more effectively, enhance products and services, improve systems and procedures and, more importantly, achieve significant and sustained growth. In short, our personalized strategies support each client's movement towards their business and financial goals.