Asset Preservation to offer webinar series for attorneys, CPAs and all real estate professionals

October 03, 2020 - Front Section

Pamela Michaels

Asset Preservation, Inc. is again offering a series of webinars for attorneys, CPAs and all real estate professionals. The free webinars will take place during the month of October, and will cover 1031 principles, parking arrangements, 1031 strategies, special 1031 topics and more. All sessions are open to the public and some qualify for CE credit.

Topic: 1031 Exchanges: Essential Principles
October 7, 2020, 12 noon -1 p.m.

Presenter: Pamela Michaels, Esq., senior VP at Asset Preservation, Inc.
1 NY CLE CPE and 1 NJ CPE and CLE available*
Fall 1031 update summary. Learn the basic requirements of every §1031 exchange. Understand the essential requirements to qualifying and performing a successful exchange and the role of your Qualified Intermediary. Become familiar with the three safe harbor structures for exchanges: delayed, reverse and improvement exchanges. Topics covered will include what is qualifying real property, the identification rules and pitfalls, requirements for full deferral, tax ownership of §1031 properties and how to apply §1031 and §121 together. Recent developments will be highlighted. To register/more info CLICK HERE

Topic 1031 Strategies in 2020 (accent on Delaware Statutory Trusts)
October 14, 2020, 12 noon -2 p.m.
Presented by: Michaels and Eric Bicknese of Nationwide Planning Associates, Inc.
2 NY/NJ CLE CPE and CE*
§1031 current developments will be summarized. Basic to advanced topics will be covered. Learn how to maximize the benefits of §1031 exchanges in 2020 and structure beneficial §1031 exchanges. Learn how to avoid the most common §1031 pitfalls understand the related party rules, the impact of seller financing and partial exchanges, split treatment transactions, what are exchange expenses and “boot” and special tools for partnerships. Explore the options provided by reverse and improvement exchanges with illustrations of each structure. What is qualifying real property will be highlighted with a feature presentation on Delaware Statutory Trusts by Bicknese. See disclosures below** To register/more info CLICK HERE

Topic: Special §1031 Topics For Legal and Other Real Estate Advisors
October 21, 2020, 12 noon -1 p.m.
Presented by: Michaels
1 NY CLE available
Special §1031 topics will be highlighted. A basic understanding of essential 1031 requirements is helpful. Entity issues, partnerships, drops and swaps and partnership installment notes will be summarized. Special issues in closing a §1031 transaction will be highlighted, closing pitfalls, seller financing and partial exchanges explained. Related Party transactions defined along with how to avoid disqualification. Restrictions on exchange proceeds, split treatment transactions, special types of real property held for investment summarized, FIRTPA treatment in 1031 exchanges and same taxowner requirements will reviewed. An update on §1031 regulations will be included. To register/more info CLICK HERE

Topic: How to Buy First in a §1031 Exchange: All About Parking Arrangements
October 28, 2020, 12 noon -1 p.m.
Presented by: Michaels
1 NY CLE Available*
Learn how to take advantage of new opportunities in the investment market to purchase replacement property in a §1031 exchange via a reverse exchange. Safe harbor parking arrangements explained. Reverse exchange options, structures, steps and pitfalls summarized. The specifics of the exchange equation in a reverse exchange. Parking arrangement documentation

reviewed. The benefits and requirements of improvement exchanges described. How to obtain 360 days to exchange and other reverse exchange strategies explained. To register/more info CLICK HERE

Pamela Michaels, Esq., is senior vice president with Asset Preservation, Inc., New York, N.Y.

* There is no charge for these webinars. All are open to the public.

If NY CLE is noted as available, these programs are transitional and appropriate for both NY newly admitted and experienced attorneys for a maximum of 1 or 2 CLE hours as noted. Stewart Title Insurance Co. has been certified by the New York State Continuing Legal Education Board as an accredited provider of continuing legal education in the State of New York.

If Ethics Credit is noted as available, the program has been approved in accordance with the requirements of the New York State Continuing Legal Education Board for a maximum of 1 ETHICS credit hour.

If NJ CLE is noted as available, the webinar has been approved by the Board on Continuing Legal Education of the Supreme Court of New Jersey for 1-2 hours of total NJ CLE credit as noted. Of these, 0 qualify as hours of credit for ethics/professionalism, and 0 qualify as hours of credit toward certification in civil trial law, criminal trial law, workers compensation law and/or matrimonial law.

Regulations and Guidelines of the NY and NJ CLE, CPE and CE Boards provide that Credit shall be awarded only for attendance at an entire course or program, or for attendance at an entire session of a course or program. No credit shall be awarded for attending a portion of a course or a portion of a session. Issuance of certificates will be subject to completion of the program and any required sign in form/evaluation. (Per New York CLE rules-If an attorney has taken this class previously and received CLE credit for it, they are NOT eligible to receive credit again for the class.

**Delaware Statutory Trust Webinar Disclosure: Eric Bicknese is a Registered Representative with Nationwide Planning Associates, Inc. Member FINRA, SIPC. Representatives are registered through, and securities are sold through Nationwide Planning Associates, Inc., Member FINRA/SIPC, located at 115 West Century Road, Suite 360, Paramus, NJ 07652. Investment advisory services are offered through NPA Asset Management, LLC. Insurance sold through licensed NPA Insurance Agency, Inc. agents. Nationwide Planning Associates and its representatives do not provide tax or legal advice. Consult with your tax advisor or attorney regarding specific tax issues. This advertisement is for information only. It is not to be construed as an offer to sell or a solicitation of an offer to buy any security or undertake any investment strategy. Specific recommendations can only be made by request and with the review of the client's investment portfolio. You are encouraged to consult your tax advisor to determine how an investment program will affect your individual tax circumstances.