



Asset Preservation to offer webinar series for attorneys, CPAs and all real estate professionals - by Pamela Michaels

January 05, 2021 - Front Section

Pamela Michaels
Asset Preservation

Asset Preservation, Inc. will be offering a series of free webinars that qualify for CE credits in January. The presentations are open to the public. Topics this month include Delaware Statutory Trusts (DSTs), how to buy before you sell, 1031 exchange principles, and more. The CE webinars are geared for attorneys, CPAs and all real estate professionals.

Topic: Closing a §1031 Transaction For Legal and Other Real Estate Advisors

Date: January 6, 2021

Time: 12 PM-1 PM EST

Presented by: Pamela Michaels, Esq., Asset Preservation

Cost: Free

1 NY CLE available*

The process and requirements to close a §1031 will be detailed for delayed, reverse and improvement exchanges. Exchange documents and closing instructions will be explained, how to prepare 1031 relinquished and replacement contracts will be discussed and how to identify qualifying real property in contracts and potential boot issues. Learn who is the taxowner and the importance of taxownership to 1031 closings. Identify potential boot issues on closing statements and understand the work arounds. Learn what to provide your Qualified Intermediary to initiate an exchange. Documentation involved in parking arrangements and closing a parking arrangement will be highlighted. Open to the public.

To register/more info [CLICK HERE](#)

Topic: Special §1031 Topics For Legal and Other Real Estate Advisors

Date: January 12, 2021

Time: 12 PM-1 PM EST

Presented by: Pamela Michaels, Esq.

Cost: Free

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. Open to the public.

To register/more info [CLICK HERE](#)

Topic: New Real Property 1031 Regulations Explored ad Explained

Date: January 20, 2021

Time: 12 PM-2 PM EST

Presented By: Bradley Borden, Esq. and Pamela Michaels, Esq.

2 NY CLE available*

Cost: Free

The New Regulations defining Real Property under Section 1031 will be detailed with practical examples of how the definitions affect 1031 transactions. Topics covered will include how to determine if property qualifies as 1031 Real Property, the “State” law test, the “Listed Asset” test and the “Factors” test, the distinction between 1031 Real Property and Like Kind, examples of listed assets and how to apply the factors tests, the definition of inherently permanent structures and structural components, and the distinction between 1031, 1245 and 1250 treatment. Also discussed will be the treatment of incidental personal property, new rules regarding intangible real estate, and application of recapture rules. The program will also describe the restrictions on the use of funds by Qualified Intermediaries under (g)(6) and how the (g)(6) restrictions are impacted by the new regulations. Learn about how coops, leaseholds, options, air rights, DSTs, vacation homes and other diverse real property interests qualify under Section 1031. Open to the public.

To register/more info [CLICK HERE](#)

Topic: 1031 Strategies in 2021 (accent on Delaware Statutory Trusts)

Date: January 27, 2021

Time: 12 PM-2 PM

Presented by: Pamela Michaels, Esq., and Eric Bicknese, Nationwide Planning Associates, Inc.

2 NY/NJ CLE CPE and CE*

Cost: Free

2021 Update on 1031 Regulations to start the New Year. Discussion about 2021 Capital Gain Tax Rates-where they are headed and why. Learn how to maximize the benefits of §1031 exchanges in 2021 and structure beneficial §1031 exchanges. Understand the essential requirements to qualifying and performing a successful exchange and the role of your Qualified Intermediary. Avoid the most common §1031 pitfalls, understand the related party rules, the impact of seller financing and partial exchanges, split treatment transactions and special tools for partnerships. Learn about the options provided by reverse and improvement exchanges. A feature presentation on Delaware Statutory Trusts will be provided by Eric Bicknese, Nationwide Planning Associates, Inc. See Disclosures below**. Open to the public.

To register/more info [CLICK HERE](#)

*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 Company 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.

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