



## Trusted advisor for 70+ Years

**SHEA LABAGH DOBBERSTEIN**, one of the oldest and most well-respected accounting firms in San Francisco, provides a full spectrum of professional accounting, auditing, tax and consulting services to privately-held businesses, individuals and non-profit organizations.



For over 70 years, SLD has worked with closely-held companies in the real estate industry to help their operations run more efficiently and profitably.

SLD offers insight, experience and efficiency to a wide array of clients in the Real Estate industry. Our Real Estate Services Group is well-versed in the entire lifecycle of real estate ownership - acquisition, development, operation, and disposition - and all types of real estate financing. Serving some of the region's largest real estate companies on their complex real estate deals provides staff with valuable insight that can provide clients peace-of-mind and stability in a dynamic marketplace.

A team of real estate professionals at SLD assists clients with complex tax planning, consulting and compliancy issues. Clients can take advantage of our customized real estate tax minimization strategies to reach their unique financial goals and increase the value of their real estate holdings.

With SLD, you'll receive personalized service while benefitting from our team's large firm experience. As a member of DFK International, an organization which offers access to other firms globally, SLD can address regional concerns and be a conduit to assisting clients scale and fulfill their strategic needs.

## ACCOUNTING AND ASSURANCE SERVICES

In addition to a traditional audit function, our accounting and assurance team has expertise in testing an individual property's controls environment and in designing effective controls procedures. Our team is experienced in:

- » Monitoring financial reporting
- » Analyzing variations in budget vs. actual results
- » Creating appropriate internal control systems
- » Reviewing operating/billing procedures relating to lease agreements, insurance, credit checks, etc.
- » Compliance relating to higher-level operations (i.e. property management agreements, incentive calculations)
- » Reviewing cash management
- » Testing IT controls
- » Monitoring the Red Flags Rule relating to DOL disclosures, walkthrough procedures and potential fraud and credit identity issues
- » Fair value impairment testing for outsourced accounting functions

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## TAX SERVICES AND CONSULTING

Shea Labagh Dobberstein will work closely with you to deliver key insight into your business. Our staff of highly experienced tax professionals can assist you with your associated tax service and consulting needs. They are uniquely equipped to provide its real estate clients with the following services:

### About Shea Labagh Dobberstein (SLD)

For over 70 years, SLD has uniquely positioned itself to help privately-held business clients grow by offering the resources of a national firm along with the personalized attention that only a regional firm can provide. Through our specialized expertise and dedicated service teams, clients have access to a spectrum of accounting, tax, audit and advisory services. Our broad portfolio of clients means clients can tap into a vast wealth of experience and industry knowledge. A member of the DFK alliance, SLD gives you access to resources around the globe.

Learn more at [www.sldcpa.com](http://www.sldcpa.com).

- » Sophisticated tax planning to assist with debt restructuring
- » Tax-advantaged lease negotiation
- » Section 1031 like-kind exchanges
- » State, national and international tax preparation
- » Facilitation of cost-segregation studies and other valuation studies

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SHEA LABAGH DOBBERSTEIN  
CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

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