

# Real Estate and Infrastructure Outsourced Accounting and Financial Reporting



Clients that outsource their organization's real estate accounting, finance and tax functions are best able to focus critical resources on growing their core business. FTI Consulting is expert in creating and managing outsourced accounting, finance and tax solutions for our publicly traded and privately held clients and has extensive experience working with mortgage and equity REITs, opportunity funds and owner/operators.

## A FULL RANGE OF SOLUTIONS

- *External financial and management reporting*
- *Accounting department oversight*
- *Maintenance of primary books and records*
- *Financial statement preparation*
- *Coordination and facilitation of annual audit and tax returns*
- *International Financial Reporting Standards consulting*
- *Development of internal control policies and procedures for public and private entities*
- *SEC reporting assistance, including providing public companies with assistance on technical accounting issues related to SEC financial reporting, IPOs and independent audits*
- *Assist with preparation of quarterly and annual SEC financial reporting filings*
- *IPO preparation and planning*
- *Investor presentations*
- *Business process improvement*

We provide our clients with a complete suite of services including fully dedicated outsourced accounting, financial reporting and tax services, as well as specialized on-call consulting services. We become an integral part of our client's management team offering expertise and value-added services to meet their objectives.

The FTI Consulting Outsourced Accounting and Financial Reporting group has the resources, expertise and experience to meet the requirements of public and privately held real estate companies including:

- Over 150 dedicated professionals in our New York/New Jersey based Real Estate and Infrastructure practice including CPAs, former audit partners, attorneys, analysts and valuation experts specializing exclusively in the real estate industry.
- A business tax department that provides fully dedicated and outsourced tax services on an ongoing basis for numerous publicly traded equity and mortgage REITs, and private equity funds.
- Flexible human resources and the ability to add professional staff as needed to support a company's growth as well as accelerated filing requirements.
- Experience working with over 75 of the most prominent REITS, REOCs, real estate owners and developers in the private and public sectors, as well as financial institutions, sovereign funds, opportunity funds, hedge funds, and pension fund advisors.

## SELECTED CASE STUDIES

Dedicated outsourced accounting and financial reporting group for publicly traded mortgage REITs and real estate opportunity funds.

- CFO and accounting administrator for a fund of funds and related private equity funds in liquidation.
- Merger integration coordination for the SEC financial reporting functions of two publicly traded REITs.
- Financial reporting responsibilities for a joint venture partner that was unable to provide timely reporting and accurate GAAP-based results related to the sponsor's \$500 million investment.
- Conversion of historical tax basis accounting records to GAAP basis accounting in preparation for an IPO for an owneroperator of 50+ industrial properties.
- Business process improvement studies and finance assessments of the financial reporting, accounting and internal control structure for multiple real estate owners.

## ABOUT THE FTI CONSULTING REAL ESTATE AND INFRASTRUCTURE PRACTICE

The Real Estate and Infrastructure practice has a singular focus on the real estate and real estate finance industries and the capital markets that serve them.

Our services are designed to create integrated financial, operating and tax solutions for clients with interests in real estate. We provide an unsurpassed range of real estate advisory services including merger & acquisitions, due diligence, valuation, lease consulting, restructuring, litigation support, forensic accounting, financial outsourcing, IPO advisory, REIT tax structuring and compliance, executive compensation, development advisory, cost segregation and private client and family office services.

We represent leading public and private real estate entities including equity and mortgage REITs, financial institutions, investment banks, opportunity funds, insurance companies, hedge funds, pension advisors, family offices, owners/developers, tenants and government agencies.

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## EXPERTS WITH IMPACT™

### About FTI Consulting

FTI Consulting is an independent global business advisory firm dedicated to helping organizations manage change, mitigate risk and resolve disputes: financial, legal, operational, political & regulatory, reputational and transactional. FTI Consulting professionals, located in all major business centers throughout the world, work closely with clients to anticipate, illuminate and overcome complex business challenges and opportunities..

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