

# Preparation of Form 8824

## Like-Kind Exchanges

### Agenda

#### A. Introduction

1. Why have tax deferred exchanges become so popular?
2. Various types of tax deferred exchanges.
3. Determine if property qualifies for a tax deferred exchange.

#### B. Overall View

1. Analysis of Sales Escrow Statement
2. Analysis of Purchase Escrow Statement
3. Analysis of Accommodator's Escrow Statement.
4. Facts for example exchange analysis
5. Form 8824 and Instructions

#### C. Analysis of Sale Escrow Statement

#### D. Analysis of Purchase Escrow Statement

#### E. Analysis of Accommodator's Escrow

#### F. Exchange Calculations

1. Part I - Balance the Equities
2. Part II - Calculation of Adjusted Basis of Property
3. Part III - Calculation of Exchange Expenses.
4. Part IV - Calculation of Realized Gain
5. Part V - Determine Amount of Recognized Gain
6. Part VI- Tax Computation
7. Part VII - Determination of Cash Received
8. Part VIII - Computation of Basis of Newly Acquired Property
9. Part IX - Form 8824 Like-Kind Exchange.

#### G. Questions and Answers