



East Bay Council News

October 2006

President's Message

We had a great turn out at our September meeting. The topic proved to be as interesting as it was thought provoking. Thank you all for making our first meeting a great success.

Our next meeting on October 9th will feature a presentation by Lloyd Kendall of Exchange Support Services, Inc. Lloyd is very well known within real estate circles, having counseled real estate owners, investors and their advisors in the areas of like-kind exchanges and reverse exchanges as well as having providing real estate accommodation services. He will speak on the growing use of tenant in common arrangements across the country as a method of exchanging into and out of qualified real estate property. The method of holding title as well as valuation issues have a direct impact on estate planning for the growing number of investors in these arrangements.

Our membership is increasing as we welcome great new additions to our Council. Please keep letting your network contacts know about our great programs and members.

Please pay your dues so we can include you in our roster. If you wish to place an ad in the roster, please contact Bonni as soon as possible. The cost to advertise is \$250.

Once again, that bottle of Rosenblum wine will be raffled away (this time it'll be a Zin). Join us!
-Walt Tchirkine

"IRC § 1031 TENANT-IN-COMMON LIKE-KIND EXCHANGES

"Your client is proposing to sell his solely-owned four-unit apartment building and employ IRC § 1031 to exchange into a tenant-in-common interest with seven other owners in an eight-unit apartment building. You have been presented a 60 page private offering memorandum to review and advise whether this is a good investment strategy for him.

Who are you going to call?

Lloyd W. Kendall, Jr., Tax Attorney and owner/president of Exchange Support Services, Inc., has seen exchange scenarios arise more than 20,000 times since 1979. He has counseled investors, title and escrow company personnel, other tax attorneys, CPA's, tax return preparers, intermediaries, real estate agents and brokers, and others on the many aspects of tax free exchanging.

"Mr. Kendall will describe the controversy over tenant-in-kind interests as qualified replacement property, and will raise your awareness of tax deferred exchange strategies. Refresh your recollection of (or introduce your mind to) reverse, business asset, construction or improvement, and part personal residence exchanges. Hear about qualified replacement property regulations as applied to raw land, investment properties, mineral or royalty rights, commercial T.I.C. programs. Consider real property as a security and learn what that means in the like-kind exchange context.

"Come curious and hungry. Leave sated."

Monday, October 9, 2006

Scott's Seafood Restaurant

Jack London Square
Oakland

6:00 PM Wine Reception

6:30 PM Dinner Meeting

Note: New prices!
\$35 paid in advance
\$40 at the door

Please make your check payable to "EBEPC" and mail to Bonni in the enclosed return envelope before Thursday, October 5th or call Bonni at 925.686.4819

Meeting Sponsored By:

David Chick, CLU, ChFC
Capital Asset Planners, LLC
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510.891.9088

CE Credit: This meeting will qualify for one hour of Continuing Education credit for CPAs, and CFP® professionals and is PACE accredited for CLU's and ChFC's. Attorneys: This activity has also been approved for continuing Legal Education Credit in the amount of one hour.