

Measure the Value of Using a Leader

Our expertise offers clients the opportunity to maximize a variety of benefits from their transactions, investments and relationships, including:

- Tax savings
- Maximize profits
- Improved cash flow
- On-time/in-budget project delivery
- Return on investment
- Cost management



Prompt, Professional Service from an Industry Leader

Since Wilkin & Guttenplan's founding in 1983, our goal has been to provide clients with accounting and financial expertise along with personalized and proactive service. Widely acknowledged for our industry leadership, we have received important peer recognition for the quality of our work. Our staff is comprised of a number of "All Stars" and "Hall of Famers" as designated by a variety of Real Estate industry and professional associations. Additionally, we have been named as one of New Jersey's "Top 20 Accounting Firms*", as well as, one of New Jersey's Best Places to Work*.



Wilkin & Guttenplan, P.C.

*Certified Public Accountants
& Consultants*

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*NJBiz Magazine



The Accounting Expertise you need for Success with Project Specific Tax Credits



Wilkin & Guttenplan, P.C.

Certified Public Accountants & Consultants



"One of NJ's
Top 20
Accounting Firms*"

Tools to Build Your Projects and Optimize your Financial Benefits

Our firm has the expertise to address every facet of the accounting and financial needs of owners, investors, developers and managers. In fact, our experienced professionals have served more than 1,000 real estate clients throughout the New Jersey/New York metro area. Whether a project is privately financed or assisted by government agencies such as HUD or NJHMFA, our expertise, track record and resources, efficiently achieve results. In particular, our expertise with all facets of project-specific tax credits includes:

- Project feasibility studies
- Justification/supporting data and documentation for municipal board/community presentations and submissions
- Data gathering for proforma financial information
- Financial forecasts and proposals for developers/syndicators.



Specialized Expertise

Project-Specific Tax Credits

The applicability and appropriateness of specific tax credits can be the decisive factor in determining a project's viability. Accordingly, we provide expert assistance with:

- Specialized and historic tax credits
- Cash flows and distributions for syndication, budget planning and project management
- Cost certifications to establish eligible building cost basis for compliance with NJHMFA and HUD
- Assistance with designing waiting lists, criteria for tenant selections, income calculations and review of marketing plans to ensure compliance with fair housing/non-discrimination requirements
- Budget preparation and lease reviews to ensure regulatory compliance
- Annual certified audits and/or other accounting reports.

Senior Citizen Housing Projects

Our expertise in this growing market includes full compliance with Yellow Book standards, as well as preparation of audits, reviews and tax returns for:

- Continuing Care Retirement Communities
- Assisted Living Communities
- HUD/NJHMFA-assisted projects
- Low-Income and other Senior Housing Projects.

Property Management Software

We are authorized installers and trainers for industry-specific applications. We offer you the flexibility to improve your operating performance by retaining us for software installation and training your staff, or by contracting with us to fulfill your bookkeeping needs.



Project Planning and Assessment

For new entrants to the affordable housing industry, we guide and support your efforts with a variety of services, including:

- Qualified allocation plan verification
- Site location, as well as, recommendations for project size and type
- Applicable median income determinations and computation of allowable units
- Budget and 15-year proforma development
- Sources and uses of funds schedule creation
- Tax credit equity determinations
- Maximum mortgage amount calculations.