

# TAX EDGE FOR LANDLORDS

## Course Outline

1. Tax Deduction Basics
2. Choice of Business Entity & Pros/Cons of each
  - a. Sole Proprietor
  - b. Partnership
  - c. Limited Liability Company
  - d. Corporation
3. *Passive Activity Loss* rules applied to landlords
  - a. Active versus Passive
  - b. Material Participation
4. Deducting losses
5. Maximizing your Deductions:
  - a. Start-up and operating expenses
  - b. Travel, Meals, and Entertainment expenses
  - c. Car Expenses and Home Office
6. Improvements vs Repairs
7. Depreciation: The basics and maximizing depreciation
8. Hiring Help
9. Vacation Homes: Special tax rules
10. Like-Kind Exchanges: *From ordinary rental house to dream vacation home.*
11. Tax Reporting: All about *Schedule E*
12. Recordkeeping and audit-proofing your rental property business