



# Real Estate Tax Reimbursement Review and Recovery Services

## ***How to Avoid Overpayment***

Understanding real estate taxes when a tenant operates in multiple states or jurisdictions can be challenging, especially with various rules and regulations dictating how real estate taxes are calculated, when they are collected, and whether it is a fiscal or calendar year payment cycle.

A tenant has the additional challenge of understanding the complexity of paying a property tax obligation in accordance to the lease. The tenant does not likely have dedicated in-house experts solely focused on property taxes, and many do not likely fully understand the obligations within the lease. Often, tenants receive real estate tax reimbursement statements and pay without question because of a misbelief that invoices, inclusive of governmental real estate tax bills, are viewed as non-negotiable.

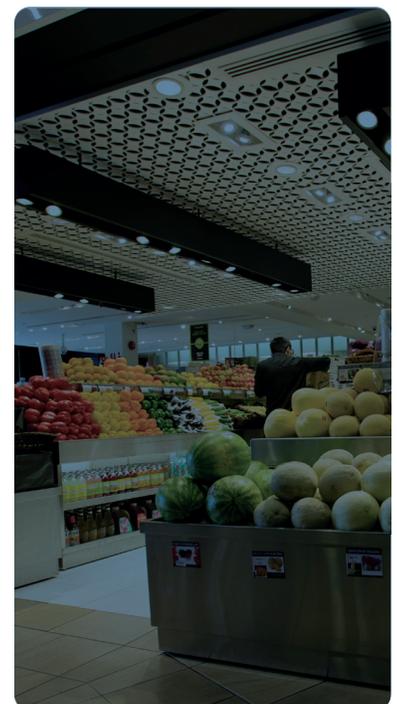
This lack of knowledge and critical review of lease clauses specific to property taxes creates a likelihood for overpayment of tax obligations by the tenant. These overpayments or misapplied methodology of computing taxes owed will likely recur and compound the overcharges for the duration of the lease, potentially costing the client significant amounts of money that could be used for additional business investment or profit to the business.

## ***Ryan Can Help You Stay Competitive***

Ryan's real estate tax reimbursement team has extensive experience with lease review specific to the applicable real estate tax clause language within the lease agreement. Our experience extends into conducting full-service real estate tax reimbursement reviews for large commercial lease portfolios to ensure the accuracy of real estate tax charges and identify the variety of landlord errors commonly made with such reimbursement processes. Ryan's focus is on being the industry leader for real estate property tax matters. When you partner with Ryan, our Review and Recovery team will:

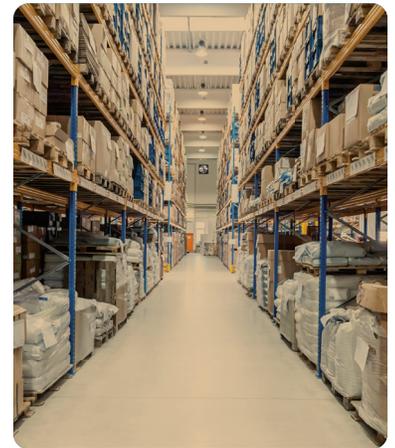
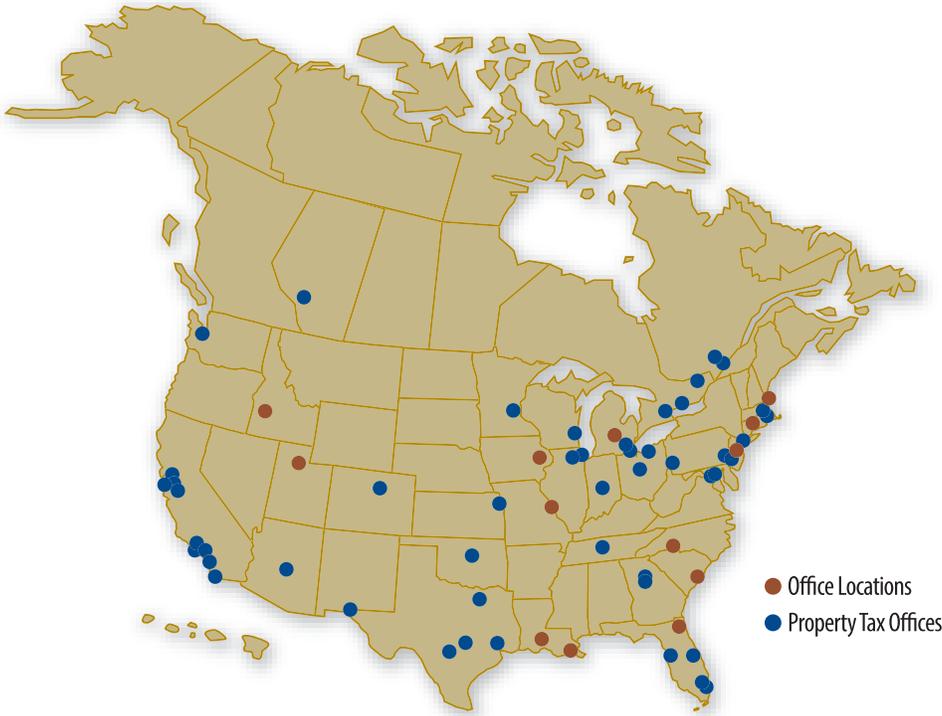
- Identify recoveries of real estate tax chargebacks directly with the landlord
- Analyze each lease relating to these specific property tax chargebacks and research the relevant location expense history via public record
- Prepare reimbursement report with supporting evidence and submit to the landlord
- Communicate with the landlord on behalf of tenant to obtain real estate tax savings

Focusing on accurate reconciliation and reimbursement can reduce the occurrence of being overtaxed and, instead, allow you the capital to be deployed to invest, grow, and thrive.



### Industry-Leading Team of Property Tax Professionals

Ryan's property tax professionals have the knowledge and resources to assist you with all your property tax management needs. As the largest property tax practice in North America, our experience is unmatched by any other national, regional, or local provider. Ryan professionals have deep relationships in nearly every jurisdiction, covering all property types.



### Services Include

- Review client lease documents
- Receive real estate tax bills, reconciliation statements, and other supporting data
- Review assessor websites, landlords' websites, and CoStar
- Collect site data, including site maps, surveys, legal descriptions, etc.
- Communicate and develop a plan to resolve issues
- Review real estate property tax clauses
- Provide accrual reporting in accordance with the real estate property tax clauses
- Review of closing statements and purchase agreements for real estate property tax allocations
- Provide real estate tax due diligence for proposed leased locations with feasibility analyses

### Award-Winning Tax Services

For additional information

1.855.RYAN.TAX

[ryan.com](http://ryan.com)