



Randall K. Barrus, CPA

Partner

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Randall Barrus, Partner in the firm's Tax and Assurance Group, has been with Baker Tilly Virchow Krause, LLP since 2005. Randall has significant experience with private developers, REITs, private equity funds, home builders and construction companies.

Specific experience

- > Asset acquisition and disposition planning using leveraged partnerships
- > Restructuring operations by forming an UPREIT partnership
- > Disposition of a real estate portfolio using a DownREIT partnership
- > Section 704(c) modeling for multi-property partnerships
- > Compensation planning using partnership options and profit interests
- > UBIT and foreign investor planning
- > Quarterly asset testing to comply with REIT requirements
- > Annual "earnings and profits" calculations to determine a REIT's dividends paid deduction
- > Annual Form 1099 reporting to shareholders and NAREIT
- > Separating financial information of a REIT, its UPREIT partnership and its taxable REIT subsidiary to comply with separate financial reporting requirements
- > FIN 48 reporting and FAS 109 calculations for taxable REIT subsidiaries
- > Assisting with the integration of accounting systems for revaluing assets and calculating depreciation in connection with the formation of an UPREIT partnership

Industry involvement

- > American Institute of Certified Public Accountants
- > National Association of Real Estate Companies
- > National Association of Real Estate Investment Trusts

Education

Brigham Young University
Bachelor of Science in Accounting
Masters of Accountancy