Capital Gains Tax Planning Checklist for Florida Real Estate Investors

This checklist is designed to help Florida real estate investors plan ahead when selling an investment property. Use these strategies to minimize or defer capital gains tax and protect your profits. Always consult a CPA or tax advisor for personalized advice.

- ✔ Confirm holding period: Hold property at least 1 year to qualify for long-term capital gains rates.
- ✔ Calculate adjusted basis: Include purchase price, improvements, and subtract depreciation taken.
- ✔ Account for depreciation recapture: Plan for the 25% tax on depreciation benefits already claimed.
- ✔ Consider a 1031 exchange: Defer taxes by reinvesting proceeds into a like-kind property.
- ✔ Explore Florida Opportunity Zones: Leverage tax benefits by reinvesting in designated areas.
- ✔ Review primary residence exclusion: If lived in 2 of last 5 years, exclude up to $250K/$500K in gains.
- ✔ Deduct selling costs: Realtor commissions, legal fees, and closing costs reduce taxable gain.
- ✔ Time your sale strategically: Consider future income and potential tax bracket changes.
- ✔ Use refinancing as an alternative: Pull out equity tax-free with DSCR, SBA, or bridge loans from GHC Funding.
- ✔ Consult a tax advisor: Tailor strategies to your financial situation and Florida market conditions.

For flexible financing solutions that align with your investment and tax strategies, contact GHC Funding at 833-572-4327 or visit www.ghcfunding.com.