



Tax- and Transaction-Related News and Commentary from S.Crow Collateral Corp.

## “I’m Only Thinking of You”: Problems We’re Solving *This Week*—Is Yours Like One of These?

A selection from this week’s situations:

**Manufacturing business with overseas assets:** Reliably profitable American company manufactures machine parts in a factory it owns in Asia and then ships them to the U.S. for distribution. Business owner wishes to retire and sell the business. The owner and a buyer agree on terms, but the buyer is unable to obtain financing based on assets located in Asia.

**High-value personal beachfront resort home:** Owner wishes to sell his U.S. residence (replacement cost: \$30 million) and move to his home in a foreign country. Objectives: Sell without sacrificing price in today’s market, defer tax on the gain, and invest proceeds in precious metals in the foreign country.

**Condominium developer, buy back deed-in-lieu property:** Residential condominium developer was forced to release condo development to the bank lender or face foreclosure. Now wants to buy the development back from the bank at a discount through an intermediary, and have the bank finance the deal.

**Commercial property loan coming due in falling market:** Owner traded into the property in a tax-deferred exchange. The property is now worth less than the relinquished property, loan is coming due, and no one will buy at a price that will rescue the deal. Owner faces tax on relinquished asset, in spite of loss now.

**Lender portfolio of loans, troubled or soon to be:** Most of the loans, both business and real estate, will soon be in default, at a rate that will leave the lender under-capitalized.

**Dear Reader:** What’s on your plate? We’ve got a whole table setting, but the “dishes” will soon be cleaned up and put away. We’re only thinking of you.—Dealbert

I’m only thinking of you, I’m only thinking of you, whatever I may do or say, I’m only thinking of you. In my body it’s well known, there is not one selfish bone. I’m only thinking and worrying about you! — **Para., *The Man of La Mancha*:**  
[www.youtube.com/watch?v=VylMfLBLAto](http://www.youtube.com/watch?v=VylMfLBLAto)



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