



## Warren J. "Skip" Kessler

Partner

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Warren "Skip" Kessler represents institutions, large real estate portfolio owners, private businesses and high-net-worth individuals in connection with tax structuring of complex real estate transactions as well as the restructuring of partnerships and limited liability companies that own large parcels of real estate.

Clients turn to him for his creative solutions to complex transactions. His deep experience in the underlying real estate, partnership, limited liability company and finance issues enables him to devise tax-efficient structures for his clients.

With extensive experience in Section 1031 exchanges, Skip has structured thousands of forward and reverse Section 1031 exchange transactions involving billions of dollars of property and has devised numerous strategies to permit one or more partners to accomplish separate Sections 1031 exchanges. His solutions also permit some partners to undertake Section 1031 exchanges and others to cash out, all in a tax-efficient manner. His practice also includes representing clients before the Internal Revenue Service, Tax Court and Franchise Tax Board.

Clients rely on Skip because he translates the complexities of the Internal Revenue Code and its regulations into language that they can understand and act upon. Skip is a frequent speaker on cutting-edge Section 1031 topics, regularly speaking at high-level national seminars. He has been selected as a Super Lawyer in every year since 2006 and has been listed in The Best Lawyers in America® in every year since 2013.

Skip has helped numerous owners disposing of their properties in Downtown LA and adjacent areas on a tax-free basis, transferring those properties to purchasers who have redeveloped them for retail, residential, hotel and other uses, contributing to the transformation of Downtown Los Angeles.

Skip is also involved in numerous charitable and pro bono activities, most notably serving as General Counsel to the Wilshire Boulevard Temple board of trustees.

### Awards

- Recognized in The Best Lawyers in America for Tax Law (2013 - 2020)
- Listed in Southern California Super Lawyers (2006 - 2019)
- Rated in Martindale-Hubbell: AV Rating of 5.0 / 5.0

**Bar Admissions**

- California

**Education**

- University of Michigan (J.D., *cum laude*)
- Cornell University