

Houston Attorney Paul Sternberg explains how to handle a money judgment entered against a company

Texas-based attorney Paul Sternberg explains the circumstances surrounding money judgments ordered against business operations.

HOUSTON, TEXAS, UNITED STATES, November 8, 2018 /EINPresswire.com/ -- In order to seek a money judgment against a company, a creditor or collector must take the company to court. If the company fails to respond to a summons, or if the company loses its case, the court will issue a money judgment in favor of the creditor or collector. The judgment will then be filed with the court, at which point it becomes public record.

"A client recently asked me, 'I've just had a money judgment entered against my company. How long before the other party can collect on it, and what are my options if the company doesn't pay the whole amount?'" reveals [Paul Sternberg](#), an attorney and real estate investor from Houston, Texas.

Assuming that no post-judgment motions or appeals have been filed, the judgment of the court becomes final thirty days following the date on which the order was signed, Sternberg explains. Under most circumstances, he says, the thirty days must pass before a money judgment creditor can attempt to collect from a company.

"Therefore," [Houston-based Sternberg](#) adds, "a company should be clear until day thirty-one."

He continues, "That being said, as with almost every legal matter, there are a number of exceptions. A money judgment creditor, for example, may

Attorney Paul Sternberg of Houston addresses effective commercial real estate ownership structuring

Houston-based attorney Paul Sternberg explores 'hub and spoke' ownership structures within commercial real estate investment

HOUSTON, TEXAS, UNITED STATES, October 25, 2018 /EINPresswire.com/ -- An important consideration for owners of commercial real estate, or those looking to invest, the option to create a 'hub and spoke' ownership structure should not be overlooked, according to [Houston-based Paul Sternberg](#). Attorney and real estate investor Sternberg reveals that, by establishing a 'hub and spoke' structure, property owners are largely insulated

Each investment property then has—and is owned by—its own LLC, with each of these forming the 'spokes,' according to the attorney and experienced investor. "The hub corporation owns 100% of each spoke LLC," he explains, "with income from each 'spoke' flowing through the hub LLC which was created initially."

As a result, none of the 'spoke' LLCs are required to file income tax returns, as—with income flowing through the 'hub'—the spokes are essentially disregarded entities as far as tax purposes are concerned, streamlining ownership requirements as pointed out by Sternberg.

By structuring ownership of multiple pieces of commercial real estate in this way, each 'spoke' property and its LLC are also protected from liabilities associated with the other 'spokes.'

"As long as each spoke is treated as its own entity, with its own LLC, bank account and expenses, any arising liabilities associated with one piece of real estate should have zero bearing on any of the others attached to the same hub," reveals Sternberg.

Another benefit highlighted by the Houston-based attorney, Sternberg also explains how hub and spoke structuring may be used to great effect in estate planning. In the event that a property owner dies, an interest in the hub may be passed to children or grandchildren, for example, he suggests, or placed in a trust for these or other individuals.

"Where an interest is gifted, steps may be taken to remove any interest in the real estate in question from the property owner's taxable estate," points out Sternberg, wrapping up, "as well as future appreciation—along with the associated income—substantially lowering any estate taxes which may otherwise be owed."

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seek an abstract of judgment immediately following the order being signed in an effort to more promptly collect on the judgment."

According to attorney Sternberg, once an abstract of judgment is filed—and recorded—it creates a lien on all of a company's commercial property. "Additionally," he reveals, "a judgment creditor can immediately begin post-judgment discovery processes and attempt to obtain information about a company's assets which may be subject to recovery to satisfy the judgment."

To avoid this, Sternberg advises working out a reasonable settlement with the judgment creditor, pointing out that a creditor typically only wishes to have the judgment and costs satisfied. "If a company makes an attempt to work with them, they may be open to organizing payment arrangements," he adds.

Under such conditions, Houston's Paul Sternberg is keen to stress the importance of only making payments from a source which can be reliably tracked, such as a money order or cashier's check, sending payments via certified mail with a return receipt requested.

"Most important of all," he adds, "a company must seek an acknowledgment or release of judgment as soon as it has finished paying what was agreed upon to satisfy the original judgment."

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"Alternatively, the current market value can be substituted for the acquisition cost of a property," explains **Paul Sternberg of Houston**, an experienced real estate investor, entrepreneur and businessman.

"Capitalization rates are extremely useful in comparing similar potential real estate investment opportunities," Sternberg continues. "However, while the capitalization rate of a property is an excellent starting point in evaluating its potential, it's only one of several important factors."

Paul Sternberg goes on to explain that, for example, the condition of a property is often as important as a high capitalization rate. "A piece of real estate which boasts a high initial capitalization rate but is in poor overall condition will ultimately cost money in repairs," suggests Sternberg of Houston. "On the other hand, a property with a slightly lower capitalization rate, but which is in great condition, will continue to earn an investor money over coming years, largely without the worry of significant and potentially extremely costly repairs," he adds.

Where both net operating income and market value stay the same, capitalization rates will remain unchanged. "If the net operating income of a property rises," says Paul Sternberg, "while the market value does not, the capitalization rate goes up. If, however, the opposite happens, the capitalization rate will fall."

For a commercial real estate investment to be genuinely profitable, Sternberg explains that both net operating income and market value must increase in tandem. "If net operating income increases at an even greater rate, then that's better still," he adds.

It's with this in mind, Sternberg points out that while capitalization rates are great for gauging the potential of an investment at the outset, they're also highly beneficial in tracking the value of investments in the long term. "Good or bad, a commercial real estate investment's value can always be determined by its capitalization rate," he suggests.

HOUSTON - August 16, 2018 - (Newswire.com)

Capitalization rates are a fundamental concept used within U.S. commercial real estate and the metric employed to estimate an individual, group or organization's potential return on a property investment. Capitalization rates are determined by dividing an investment property's net operating income by its current market value.

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HOUSTON, September 18, 2018 (Newswire.com) - As consumers continue to flock to Amazon, the face of retail in the U.S. is in a constant state of flux. Unable to compete, businesses of all shapes and sizes are failing under immense pressure from the online retail giant. Even big brands are unable to keep up, with Macy's, Sears, and JCPenney each closing around 15 percent of their U.S. stores last year alone. Paul Sternberg, a real estate broker with over 15 years of experience, shares his experience on the matter.

Contrary to popular belief, however, it's not all bad news for retailers according to the [Houston-based investor, entrepreneur, and businessman](#) Paul Sternberg, of Houston, Texas. While Amazon was responsible for 44 percent of all U.S. online purchases last year, the company accounted for just 4 percent of total overall retail sales, as reported by One Click Retail, the business intelligence services provider.

This press release can be viewed online at: <http://www.einpresswire.com>

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