

More Money in your pocket...NOW!

If you would like to improve your business **CASH FLOW...**

a "Cost Segregation Study" could be YOUR answer!!

IRS Form 3115
Only Thing
Needed

We Can Help...

Apartments	Retail Malls
Restaurants	Strip Centers
Golf Courses	Banks
Hotels	Manufacturing
Office Buildings	Hospitals
Self Storage	Auto Dealerships
Medical Offices	Parking Deck/Garage
Grocery Stores	Fitness/Health Club
Assisted Living	REITs
Warehouse	

many others...

See If You Qualify...

Do You...

- Own commercial property(s) with valuation of \$500,000 or higher (or tenant improvements of \$350,000 or more)
- Pay Federal income taxes
- Operate as a For-Profit entity
- Plan to hold property for at least one more year

If you answered YES, call us to get a **FREE** cost component analysis of your property to determine how much of a Tax Benefit you can expect.

We know you have done a good job of classifying non-essential items such as your carpet and cabinets...

but our Cost Segregation Engineers go even further by reclassifying assets to personal property, thus accelerating depreciation from 39 to 5, 7, or 15 years for things such as:

Millwork	Decorative Items
Land Improvements	Special Piping/Plumbing
Special Electrical	Emergency Lighting
Site Utilities	Site Lighting
Concrete Drains	Special Structures
Signage	Window Coverings
Demountable Partitions	Paving/Sidewalks
Carpet/Vinyl/Tile	Security System
Fume Exhaust System	Vinyl Wall-Coverings
Wiring	Intercom System
Telephone/Data/TV	<i>many many more...</i>

- New Construction
- Recent Acquisition
- Existing Property
- Renovations
- Leaseholder with Tenant Improvements
- 1031 Exchange

Contact Us for More Information



www.COSTSEGADVISOR.com

COST SEGREGATION ADVISOR, LLC

877.SAY.WOWW (877.729.9699)



The IRS only requires that "Form 3115" be filed in order to immediately realize the Tax Benefits.
NO Restatements and NO Amendments of your tax returns are necessary.

Cost Seg 101

[How Benefits are Realized by Commercial Property Owners]



The table below provides an **EXAMPLE (only to explain CONCEPT)** of how a Commercial Property owner realizes benefits when utilizing the accelerated depreciation (identified by an engineering based **COST SEGREGATION STUDY**) because the increased depreciation lowers the overall taxable income. The lower income, means lower taxes to be paid...which means **MORE MONEY** stays in your pocket!!

The assumptions below include:

- Tax Rate of 40%
- The Cost Segregation Study identified **30%** of real property to be reclassified to personal property, changing the asset life from 39 to 5, 7, or 15 years.

Property Value (example)	2,000,000
Add'l Depreciation from a Cost Segregation Study (30%)	600,000
Assumed Tax Rate	40%
TAX Benefits	\$ 240,000

NOTE: a single IRS form (**3115**) is all that is required to realize these benefits immediately.

No need for restatement or amending tax returns.

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MOST FREQUENTLY ASKED QUESTIONS on Cost Segregation

1. Why can't my CPA do this?

Cost Segregation Analysis is relatively new and MOST CPA's do **NOT** have the technical expertise or in-house engineers that can perform these studies. The CSA engineers are experienced at construction materials, cost estimating, reviewing specifications and valuing the components of a building in relation to the pertinent tax laws. The engineering expertise is important because it is what the IRS states is necessary to meet the standards of a "Quality" cost segregation study.

More importantly...we work with your Accountant or CPA to ensure you get the maximum possible BENEFITS, while minimizing RISK. All at a compelling price.

2. Why hasn't my accountant told me about this?

There are a large number of CPA / Accountants from both Large Firms (i.e. big four) to the one person shop that are not aware of the potential and benefits available since the IRS ruling in 1997. Because most firms do not have the technical / engineering expertise in-house it is not the first strategy recommended.

Cost Seg Advisor (CSA) give seminars to CPA's across the country, where they earn continuing professional education (CPE) credits. Our objective is to educate and inform those parties on the possibilities and how they can utilize Cost Segregation firms, such as CSA as a resource to maximize their clients tax benefits. **Your study should be conducted by someone with proven experience in the field.**

3. Which Property Types have the highest Savings potential?

The following are Eligible percentages by Property Type that an owner should expect to be reclassified from a real to personal property – *accelerating depreciation*

Assisted Living	15% - 25%	Medical Office	20% - 50%
Apartment Building	20% - 35%	Office Building	20% - 40%
Auto Dealership	25% - 50%	Parking Deck and Garage	5% - 10%
Banks	15% - 30%	Printing Facilities	15% - 30%
Computer Center	20% - 60%	Research & Development	20% - 60%
Distribution	5% - 15%	Restaurants	20% - 40%
Fitness Health Club	20% - 30%	Retail Store	20% - 30%
Golf and Resort	20% - 40%	Self Storage Facility	20% - 60%
Heavy Manufacturing	30% - 60%	Strip or Regional Mall	10% - 30%
Hospital	20% - 50%	Supermarket	20% - 30%
Hotel and Motel	20% - 30%	Warehouse	5% - 10%
Light Manufacturing	20% - 40%		