

COST SEGREGATION

What is it?

Cost Segregation is an exercise that allows you to accelerate depreciation on building components from the normal 39 or 27.5 year schedule to a schedule of 15.7 years or even as low as 5 years.

What are the benefits?

Accelerating depreciation allows commercial building owners to increase their cash-flow by paying less tax to the federal government while still complying with all IRS requirements. Owners can realize accelerated depreciation in:

- New Construction
- Renovation
- Tenant Build-Out
- Acquisition of Existing Property

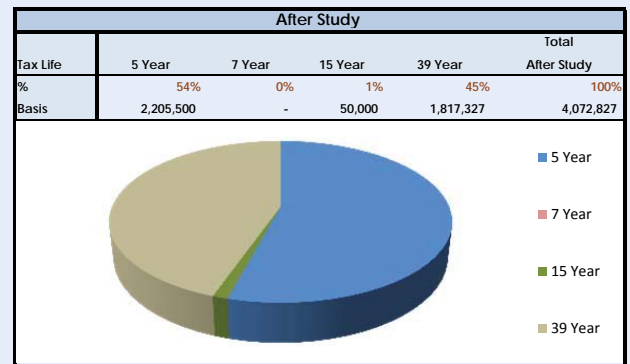
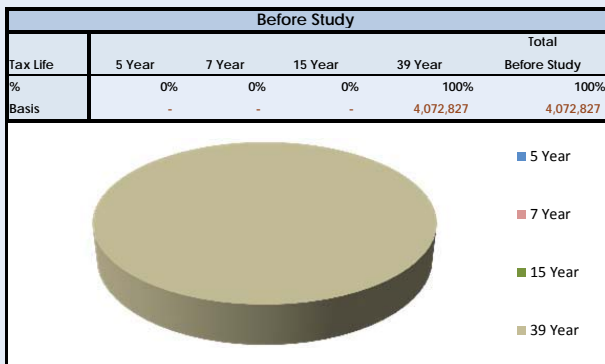
According to the IRS

"...Cost Segregation Studies should be performed by qualified individuals or firms such as those employing personnel competent in design, construction, auditing, and estimating procedures relating to building construction."

(PLR 9741002)

Cost Segregation Cash Flow Savings

Example of an actual project and the after-study cash flow increase.



Our Team

To accomplish this our team provides engineering analysis that meets IRS standards based on real cost estimating knowledge and skills. The team that performs this analysis needs to understand construction methods, building components and materials and the related costs. Our multi-faceted team is comprised of:

- Architects
- Engineers
- CPA's
- Cost Estimators
- Construction Professionals



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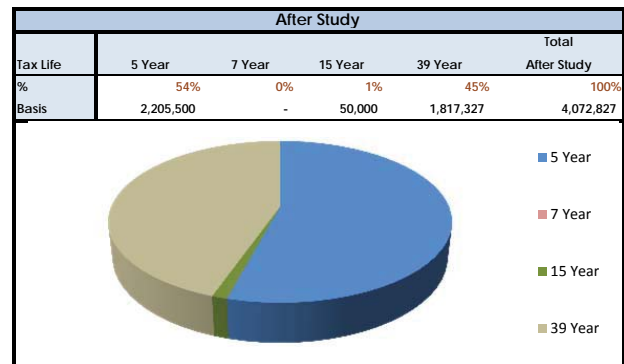
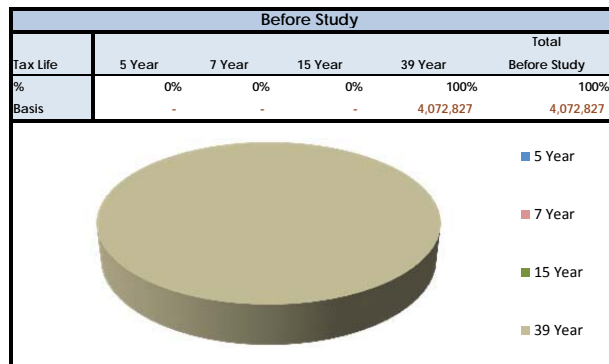
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Cost Segregation Cash Flow Savings



Our Team

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