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What is Cost Segregation?

The process of analyzing and identifying commercial building components that are eligible for accelerated depreciation providing a significant tax benefit for the taxpayer.

Personal Property is Segregated from Real Property

\$50-\$80k per \$1 Million
Works on **\$250k building**

“What is a Big Mac?”



How to Describe a Big Mac

Straight-Line Method

- Hamburger \$3.99



Cost Segregation Method

- 2 All Beef Patties \$1.75
- Special Sauce \$0.15
- Lettuce \$0.26
- Cheese \$0.89
- Pickles \$0.10
- Onions on a \$0.09
- Sesame Seed Bun \$0.75