

As a commercial property owner, did you know that you can receive tax savings of 6-10% through Cost Segregation and Tangible Property Regulation compliance? That's \$60K-\$100K for each \$1M in building costs!

**It's your money. Keep More of it.**

## WHAT IS COST SEGREGATION?

Cost Segregation is a method of accelerated depreciation used by commercial property owners to shorten the class lives of building components. This application reduces the amount of income taxes owed, which generates substantial cash flow. Owners often use this money to reinvest in their business, purchase more property, or apply to their principal payment.

## HOW DOES COST SEGREGATION WORK?

A cost segregation study accelerates the depreciation of building/renovation components into shorter depreciation categories such as 5-, 7-, or 15-year rather than the conventional 27.5- and 39-year class lives. Five- and 7-year items might include decorative building elements, specialty electrical, carpeting, and more. Fifteen-year items might consist of site utilities, landscaping, and paving. This engineering-based cost segregation study results in a much higher depreciation expense and significantly reduced taxable income for the property owner. Best of all, tax code ruling states cost segregation can be applied to categories of buildings purchased or built since 1986, including renovations. There is no need to amend your tax returns.



## WHO IS CSSI?

CSSI is the premier national company providing quality, affordable, engineering-based cost segregation studies and tax analysis studies for businesses since 2003. CSSI has successfully completed over 20,000 studies nationally, with properties ranging from \$150,000 to \$1.5 billion in cost. Our national coverage and extensive expertise allow us to work with clients and properties across the United States.

### Actual Savings Generated by Cost Segregation Studies

Building Type	Total Property Cost	First Year Cash Flow from Tax Savings	Five year Cash Flow from Tax Savings
Office Condo	\$480,000	\$12,783	\$31,229
Restaurant	\$540,000	\$9,934	\$38,179
Medical Facility	\$663,000	\$6,962	\$36,124
Leasehold Improvements	\$1,400,000	\$53,751	\$131,569
Warehouse	\$3,600,000	\$57,540	\$286,372
Apartments	\$15,000,000	\$236,763	\$570,288
Retail Strip	\$22,300,000	\$379,796	\$848,160

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