

What the Experts Say

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Taxpayers have used cost segregation studies for many years. Historically, these studies have resulted in advantageous depreciation deductions for taxpayers. These studies now serve additional purposes. Not only do they reclassify a building's components into assets with shorter class lives, but they also identify building systems for purposes of applying the improvement rules. With the issuance of the final regulations, the demand for cost segregation studies is on the rise.

Tangible Property Audit Technique Guide

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Cost segregation can provide real estate purchasers with tremendous tax benefits from accelerated depreciation deductions and easier write-offs when an asset becomes obsolete, broken, or destroyed.

Jay A. Soled, J.D., LL.M., and Charles E. Falk, CPA, J.D.
"Journal of Accountancy," August 1, 2004

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Cost Segregation, matched with Repair & Maintenance considerations, is now more valuable than ever to building owners.

Eric Wallace, CPA

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A good relationship with an established, experienced cost segregation provider is important so that, if The Service inquires about a cost-segregation study three or more years down the line, the provider is willing and able to stand behind the work.

William J. Barnes, CPA, CFP, CDFIA, MST

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Cost Segregation can find substantial tax savings that are hidden beneath your feet, within the walls and even in the landscaping and paving outside your building.

Apartment Management Magazine, 6/08



Since 2003, CSSI® has delivered over 20,000 quality, affordable, engineering-based cost segregation studies to a wide range of individuals and businesses. Our team of experts can help you and your tax professional apply the results to your current financials to assure successful results. In addition, our national coverage and expertise allow us to work with customers and properties across the United States. We are the premier company providing cost segregation studies and Tangible Property Regulation studies for U.S. properties.

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