

## Cost Segregation

Through our Affiliate:



What is Cost Segregation? Cost Segregation is the IRS approved method of re-classifying components and improvements of your commercial building from real property to personal property. This process allows the assets to be depreciated on a 5, 7, or 15 year schedule instead of the traditional 27.5 or 39 year depreciation schedule of real property. Thus, your current taxable income will be greatly reduced and your cash flow will increase. This savings generates cash flow that owners often use to reinvest in their business, purchase more property or apply to their principle. It's simple, legal and recommended in the "Journal of Accountancy for CPA'S." The article stated, "A taxpayer can substantially increase cash flow by segregating property costs."

### The CSSI Difference

**We can perform a "No Cost Analysis" of the savings that will result on any property.** By submitting the following information below, we will provide a precise report so that a property owner can receive the best possible tax benefit allowed by law.

- Date of ownership/purchase of building
- Value of commercial property excluding land value
- Type of building

By accelerating depreciation in accordance with IRS rulings, this strategy can reduce income taxes \$70,000 per \$1,000,000 in building cost basis owned. We have performed 6,000 studies nationwide for clients such as [Walgreen's](#), [Hampton Inn](#), [Bank of America](#), and [McDonald's](#), and for properties up to \$110,000,000 in cost basis

### Compliant and Affordable

Our engineering background allows us to provide not only the best possible results, but also strictly adheres to all IRS guidelines and recommendations. In addition, we constantly monitor changes to stay up to date on the most current IRS cost segregation rules and regulations while increasing your tax savings.

### Experts in Cost Segregation

Since 1996, CSSI has been the national leader in cost-segregation studies; delivering quality, affordable, engineer-based cost segregation studies to a wide range of individuals and businesses. Our team of experts can help easily apply the results to your current financials with your CPA to assure successful results. In addition, our national coverage and expertise allows us to work with customers and properties across the United States. *Linda Martin-Schumacher has worked with large medical facilities along with national franchise groups across the country.* Cell: (815) 260-2943 or

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