

Tax Saving Solutions for your Clients

Bring Good News to New and Existing Real Estate Clients

Cost Segregation is an application by which commercial property owners accelerate depreciation and reduce the amount of taxes owed. This savings generates substantial cash flow that your clients often use to reinvest in business, purchase additional property, apply to their principal payment, or pay down debt

A Cost Segregation Study is an engineering-based calculation that your client provides to their CPA. These calculations are used to change the way their commercial property is depreciated. This is an affordable, legal method of reducing income so they pay less in income taxes. The AICPA and Journal of Accountancy both suggest the use of Cost Segregation Studies for clients who own commercial and residential rental income properties.

When you sell a piece of commercial property, it is likely that your client is not taking advantage of all the tax strategies and write-downs, written to their benefit, that are available to them through new and existing tax code. This information could not only benefit them on the property they just purchased, but on others in their portfolio. Most of your clients would love additional cash flow from a reduction in their largest expense: taxes.

As a busy real estate professional, we're not asking you to learn our business. Simply ask your client if they would like to see a proposal for an accelerated depreciation model for the property they just purchased, and connect them to us. Your time is valuable, and we will make it worth your while.

CSSI is a Trusted Partner to Countless Commercial Real Estate Firms Nationwide

Your clients look to you, their trusted real estate advisor, to suggest solutions like cost segregation, TCJA and TPR benefits.

We provide solutions for your commercial property owner clients that increase their cash flow, bring them into compliance, and show them that you are looking out for their bottom line.

- Serving commercial property owners for nearly 20 years
- Over 25,000 studies completed
- No-cost predictive analysis for every client
- Generous referral program

For more information, please contact:

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Engineering
-based
Results

Satisfied
Clients

Potential
Revenue for
Your Firm

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Cost Segregation Services Incorporated