

COST SEGREGATION

Maximizing your tax benefits
one property at a time!

www.CSSIstudy.com



What is Cost Segregation?

Cost Segregation is an IRS-approved methodology for accelerating depreciation on your commercial property. By identifying and reclassifying certain assets within the building, you can reduce your tax liability and increase cash flow.

What types of Property qualify?

Cost Segregation can be applied to various types of property, including:

- Office Buildings (Medical)
- Retail Spaces
- Hotels/ Resorts/ Golf lodges, Marinas
- Warehouses
- Restaurants
- Car Washes/ Gas Stations
- Apartments/ Condos
- Many More!

Benefits

1. Significant Tax Savings

By reclassifying components into shorter depreciable lifespans, property owners can reduce their taxable income

2. Improved Cash Flow

By reducing current-year tax burdens from accelerated depreciation, property owners can reinvest their tax savings into more property, upgrades, staff, technology, etc

3. Enhanced ROI

Optimizing depreciation schedules and lowering tax expenses can boost property owners' net income, resulting in a more attractive and profitable long-term investment

Why Choose CSSI

The Premier Engineering based cost segregation firm

- 20+ Years of Experience
- IRS Compliant strategies
- Proven Results
- Accessible in all 50 states

Additional

- Schedule your no cost, non committal estimate



Sean Lichterman

Cost Segregation Consultant

"For over 20 years, CSSI has been the leader in performing IRS approved cost segregation studies. Together, we have put Billions of dollars back into the pockets of our clients."

IT'S YOUR MONEY KEEP MORE OF IT!

Property Reclassification

Property Type	Reclassification %
Apartment Building	20-40%
Assisted Living Facility	22-45%
Auto Dealership	29-35%
Bank	30-45%
Car Washes/ Gas Stations	75-100%
Conference Center	25-35%
Fitness Center	22-45%
Golf Course	28-60%
Hospital	25-45%
Leasehold Improvements	20-40%
Manufacturing	20-80%
Medical Office/ Clinic	20-40%
Mixed Use	22-35%
Mobile Home Parks	20-40%
Office Building	20-65%
Research Facility	20-40%
Resort	22-45%
Restaurant	25-45%
Retail Strip	20-80%
Self Storage	18-45%
Theme Park	30-68%
Vacation Rentals	25-45%
Warehouse	20-30%
Winery	18-25%

➤ The property reclassification percentages are estimates based on industry averages throughout the US. Actual results may vary based on multiple factors.

➤ The current bonus depreciation schedule is based from the Tax Cuts and Jobs Act 2017 and is defined to phase out by 2027 or until a new structure is voted in place.



Bonus Depreciation

Bonus depreciation is a tax incentive that allows property owners to deduct a significant portion of the cost of qualifying assets from their taxable income in the year the assets are placed in service.

Bonus Phase out Schedule

2017-2022	100%
2023	80%
2024	60%
2025	40%
2026	20%
2027	TBD

Contact



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