

COST SEGREGATION SERVICES INC.



*It's your
money
Keep more
of it!*

our history

CSSI® – is a cost segregation company specifically focused on performing engineering-based studies for commercial properties valued at \$200,000 – \$1.5 billion. Since 2003, we have completed over 45,000 studies in all 50 states.

our legacy

We are the premier company for engineering-based cost segregation studies in America. Our extensive years of experience and leadership in the industry stand as a testament to our commitment to our clients and partner's tax saving success.

Our Process



Request

Request your complimentary property analysis and review the preliminary tax savings.



Analyze

Our reps will detail the estimate with you, your partners and tax advisors.



Engage

Evaluate building documents and perform on site inspection recategorizing building components.



Complete

30-45 day completion rate. 40+ page detailed report of study findings and tax savings. Includes required tax forms.

our vision

Our focus is clear. We want CSSI® to be the best provider of engineering-based cost segregation applications in America for our clients. Our objective is to facilitate maximum tax savings for our clients and assist our partners with IRS approved methodologies..

our mission

Our mission is to empower businesses and property owners to optimize their financial performance. We are dedicated to delivering exceptional value by leveraging our expertise to maximize tax savings, accelerate depreciation benefits, and enhance overall profitability.

Here is the reason
WHY CHOOSE US 

With a commitment to precision, integrity, and client satisfaction, we strive to be the trusted partner that simplifies complex tax regulations, unlocks hidden value in real estate assets, and fuels the growth and success for our clients.



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MAXIMIZE YOUR TAX SAVINGS WITH COST SEGREGATION

Cost Segregation is an IRS-approved methodology that accelerates depreciation on specific building components and drastically reduces taxes owed by business owners and real estate investors.



What We Do

At CSSI®, we perform engineering-based cost segregation studies to assess your property's components within the U.S. tax code. This involves reviewing actual cost records, construction documents, and conducting a site visit. Our approach ensures compliance with the 13 points specified in the tax code, identifying individual property components and maximizing your tax savings!

How does a Study work?

Most buildings are depreciated over 27.5 or 39 years. A cost segregation study re-categorizes a portion of your building into 5, 7 or 15-year depreciable lifespans. When these items are accelerated, your depreciation increases significantly, thus, reducing your taxable income taxes. The IRS prefers an engineered approach that abides by specific guidelines outlined in the Audit Technique Guide (ATG) and Modified Accelerated Cost Recovery System (MACRS).

Rely on Expertise



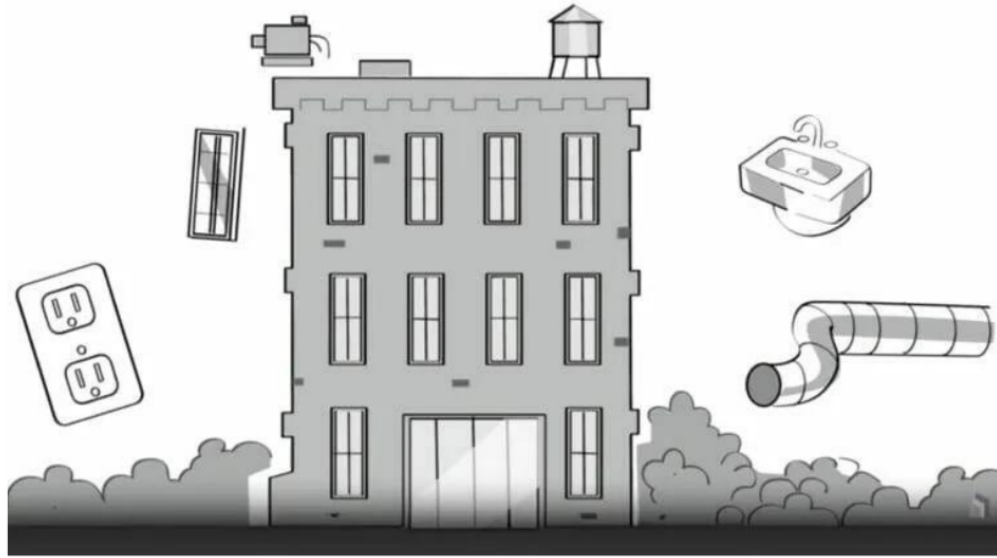
Time Value of Money

Within the first five years of building ownership, you could save up to \$100,000 for every \$1 million in building costs. Cost segregation has been recommended by the AICPA and many leading financial publications, including the Journal of Accountancy.



Expectations

On average, most buildings will qualify at least 20-30% or more of the purchase price in accelerated depreciation. Compared to the alternative method of Straight Line Depreciation where less than 5% of the purchase price can be deducted in the first year of ownership.



Frequently Asked Questions

How does Cost Segregation differ from Straight Line?

Cost segregation is a tax strategy that accelerates depreciation by reclassifying assets to shorter recovery periods, resulting in increased tax benefits compared to regular depreciation.

What property's qualify?

Virtually any brick-and-mortar property used for commercial use, including office buildings, hotels, warehouses, and even rentals (SFH, STR, LTR).

What key components are being reclassified into shorter depreciable lifespans?

Building elements such as interior finishes, site improvements, and non-structural components can be reclassified for accelerated depreciation. On average, 20-30% or more of a building can be reclassified into shorter depreciable lives.

Does this have to be applied in the first year of ownership?

No! Studies can be retroactively performed on properties owned in previous tax years. This does not require an amended return.

Is there a minimum property value?

Typically properties with a depreciable basis of at least \$200,000 generally benefit from cost segregation.

How can cost segregation benefit my business?

By accelerating depreciation on your property, this will be applied as a loss to your taxable income which substantially reduces taxes owed creating improved cash flow, and a quicker return on investment for real estate and business owners.

For more questions or to receive your customized estimate of tax savings be sure to reach out!