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## FACTS ABOUT Cost Segregation

### FACT

# 1



Cost Segregation studies are **affordable**. Often the **ROI** for the building owner is very **compelling**.

### FACT

# 2



Cost Segregation studies are **frequently performed** on buildings with a cost basis as **low** as **\$200,000**.

### FACT

# 3



Cost Segregation studies will **perform well** on buildings that are **brand new**, newly **purchased**, or buildings that have been in services for **many years**.

### FACT

# 4



Engineering-based studies will identify **25-50%** of building costs that can be **accelerated**. This method is beyond the scope of what tax professionals will typically identify.

### FACT

# 5



With a Cost Segregation study, there is **no need** to **amend** your **tax return**.

### FACT

# 6



Cost Segregation studies **do not trigger an audit**.