



Cost Segregation

In business, you want to receive the full benefit from your investment. That is exactly what our highly experienced team helps you do through cost segregation studies. We assist with maximizing tax depreciation deductions for federal and state income tax purposes after construction, renovation or the purchase of a building. By coupling our deep construction industry experience with a comprehensive knowledge of tax law, we focus on reducing your taxes and improving your cash flow.

Are you...

Interested in maximizing tax deferrals?
Looking to increase cash flow?
Worried that you will pay federal and state taxes sooner than you need to?

Concerned about the overall cost of your project?
Preparing to renovate or expand your business?
Wanting to work with a firm that understands the construction industry?

Solutions

A cost segregation study is a comprehensive analysis of the investment in a newly constructed or existing building. Through separating building costs related to tangible personal property, land improvements and indirect costs, tax deductions are accelerated – thereby increasing cash flow. Our team, working with the general contractor and/or engineering consultant, will review blueprints and site plans; analyze cost data; and provide a detailed report containing an asset listing with tax depreciation methods and lives.

Results

Building Type	Tax Savings
\$4 - 6 million manufacturing facility	\$300 - 450k
\$10 - 20 million hotel	\$310 - 500k
\$30 - 45 million office building	\$800k - \$1.5m
\$1 - 3 million auto dealership	\$500 – 700k
\$10 - 15 million shopping center	\$500 – 750k
\$1 - 4 million doctor’s office	\$60 – 175k

Elliott Davis

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