

“Cost Segregation Studies are a lucrative tax strategy that should be considered in almost every real estate purchase”. - US Treasury Department

WHAT IS COST SEGREGATION?

Cost Segregation is tax strategy approved by the IRS in 1997 to reclassify specific real property assets that usually receive a depreciation life of 39 years (commercial real property) or 27.5 (commercial residential) into “tangible personal property” that is treated as five (5) year property or land improvements which are treated as fifteen (15) year property for depreciation purposes. Due to improved treatment, portions of the electrical, plumbing, mechanical systems, and site improvements of a building along with hundreds of other components can be allocated into shorter lives translating into immediate cash flow.

WHO / WHAT QUALIFIES?

- Any commercial building type qualifies
- Building Cost (Land Excluded) \$750,000 and above
- Plan on hold building for a minimum of 3 years
- Plan on doing major demolition / renovation
- Plan on making energy upgrades
- The IRS allows us to do a look back study w/o amending returns to capture missed depreciation

THE VALUE OF MONEY:

This effectively increases taxpayer’s depreciation expense in today’s dollars. By recouping up to 40% of the building cost over the first 5 years as opposed to depreciating it over 39 years, translates into significant tax savings and taps into the concept of the “time value of money”.

HOW MUCH CASH ARE WE TALKING ABOUT?

On average, a CORE Cost Segregation Study offers approx. \$150,000 in additional depreciation per \$1 million dollars in purchase or construction cost over the normal 39 year straight line method.

BUNDLED SERVICES:

- Disposition Study
- 179D Energy Study
- Property Tax Study

PROPERTY TYPE	RECLASSIFICATION
RESTAURANTS	20% TO 45%
HOTELS	30% TO 50%
SHOPPING MALLS	22% TO 40%
MEDICAL/DENTAL	22% TO 35%
WAREHOUSES	22% TO 40%
AIRPLANE HANGARS	18% TO 35%
GC & COURSES	28% TO 60%
RETAIL FACILITIES	18% TO 35%
THEME PARKS	16% TO 22%
OFFICE BUILDINGS	20% TO 35%
GROCERY STORES	20% TO 45%
APARTMENT BUILDINGS	20% TO 45%
FITNESS CENTERS	22% TO 45%
BANKS	30% TO 47%
MANUFACTURING	30% TO 45%
TV/RADIO/CELL COMPANIES	22% TO 40%
LEASEHOLDS	18% TO 40%
RESEARCH FACILITIES	22% TO 45%
ASSISTED LIVING/RETIREMENT	22% TO 45%
RESORTS	25% TO 45%
WINERIES	18% TO 25%
MIXED USE PROPERTIES	18% TO 30%

THE CORE ADVANTAGE

- ✓ Audit Defense Included
- ✓ We have completed thousands of studies with zero disallowances
- ✓ We have saved our clients over \$1,000,000,000
- ✓ Our unique staff is made up of engineers, attorneys and tax professionals with over 100 years of combined experience
- ✓ 100% Service Guarantee



CALL TODAY FOR A FREE FEASIBILITY REPORT ON YOUR BUILDING!
 CALL TERRY JUDGE DIRECTLY | 888 706 4646 x 307 | or email tjudge@coreadvisors.net



HIGHEND OFFICE BUILDING

TOTAL TAX SAVINGS: **\$667,905**



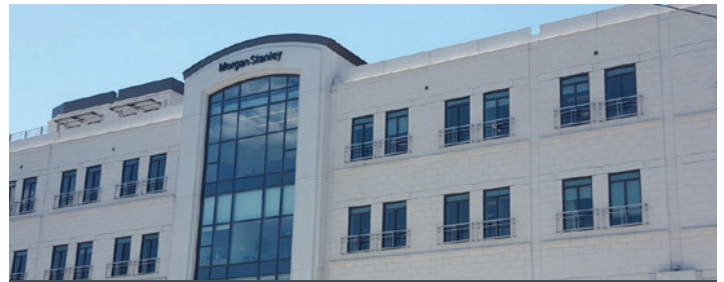
HIGHEND OFFICE BUILDING

TOTAL TAX SAVINGS: **\$518,900**



APARTMENT BUILDING

TOTAL TAX SAVINGS: **\$567,989**



HIGHEND OFFICE BUILDING

TOTAL TAX SAVINGS: **\$628,938**



HOTEL

TOTAL TAX SAVINGS: **\$1,567,989**



HIGHEND OFFICE BUILDING

TOTAL TAX SAVINGS: **\$495,897**



CALL TODAY TO TALK TO YOUR LOCAL CORE ADVISOR

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