

BUSINESS ALLIANCE / PARTNER

EARN "Lucrative" Referral Bonus on High Value Transactions

Help YOUR clients improve Cash Flow from their Building

Increase both your INCOME and the clients SATISFACTION!!

WHAT IS COST SEGREGATION?



Cost Segregation is an IRS defined and sanctioned approach (*on books since 1997*), that allows Commercial Property owners to REDUCE FEDERAL TAXES by accelerating the depreciation on their building cost. Results are achieved by separating real (essential) and personal (non-essential) components of building cost and reclassifying the depreciation on the personal items from 39 years to 5-, 7-, and 15-years.

Accelerated depreciation ⇒
Reduced Taxable Income ⇒
Increased Operating Cash Flow (*immediately*)

...providing benefits that are potentially *TENS or even HUNDREDS OF THOUSANDS OF DOLLARS.*

OUR EXPERTISE: Our team consists of experts that are considered industry leaders in the usage of IRS guidelines and rulings. More importantly, we perform the preferred Engineering-based (bottom-up / full coverage) approach to Cost Segregation.

Details...Details...Details. This is what ensures that we Meet or Exceed the Thirteen Elements of a Quality Study as defined by the IRS, which makes our work *more defensible*.

WHO BENEFITS: New Construction ♦ Currently Owned ♦ Recently Acquired ♦ Improvements / Renovations ♦ Leaseholder Tenant Improvements ♦ 1031 Exchange ♦ Green Building / LEED projects -- *that were acquired or built since 1987*

So You Ask WIIFM?

[What's In It For Me]

YOU: 10% Referral Fee (for providing the following):

- ♦ Client Name / Contact Info
- ♦ Phone Number
- ♦ Type of Building (i.e. Office, Restaurant)
- ♦ Date Bought / Sold
- ♦ Sale Price
- ♦ Address of Property Sold

CSA: We close the deal... *YOU get paid!!*



COST SEGREGATION ADVISOR, LLC

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