

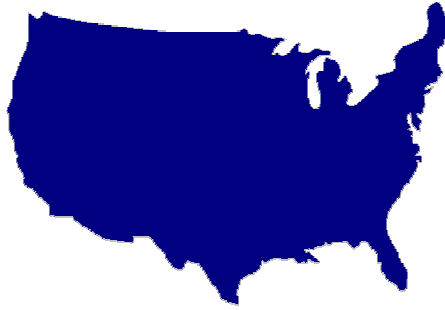


**COST SEGREGATION ADVISOR, LLC**  
"Accelerating Depreciation for Commercial Property Owners"

**COST-SEG ADVISOR** Try Us For **FREE**



- Maximize ⇒ **BENEFITS**
- Minimize ⇒ **RISK**
- Control ⇒ **COST**



**Available Nationwide**

**Commercial Property Owners**  
and Leaseholder Tenant Improvements

Let Us Show You How to  
**REDUCE Taxes and INCREASE Cash Flow**

Delivering a High Quality product at a  
"Compelling" Price

Cost Segregation is ALL we do.  
That means, there is no conflict with your  
CPA, Accountant or Financial Advisor.

**SKEPTICAL:** Have your Accountant / CPA  
contact us for more details.

Results achieved through an IRS  
sanctioned process that has been on the  
books since 1997.

- IRS sanctioned
- Reliable Service
- Experienced Team
- Tax Benefits / Savings
- Accelerated Depreciation
- Professional Management
- Cost Segregation Knowledge

**FREE** to find out how much!

NO RISK  
NO COST  
NO OBLIGATION

**WHO QUALIFIES:**

- New Construction
- Currently Owned Property
- Recently Acquired
- Renovations / Improvements
- Leaseholder Tenant Improvements
- 1031 Exchange

Please Contact  
**Sales Associate**

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## What is Cost Segregation?

Cost Segregation is an IRS defined and sanctioned approach that requires skills and expertise in construction Engineering and Taxes.

The process allows Commercial Property owners to **REDUCE** federal taxes by accelerating the depreciation on their properties 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

Providing benefits that are potentially Tens or Hundreds of Thousands of Dollars... *no exaggeration!!*

With current IRS rules, the owners can take advantage of these benefits immediately by filing a single form (Form 3115), which does NOT require restatement or amending tax returns.

## Who is Cost Segregation Advisor?

**COST SEGREGATION ADVISOR (CSA)** is a professional management and one of the Leading engineering firms in cost segregation

The company was founded around a commitment to **Educate, Inform, and Service** the small to medium/large size commercial property owners to allow them to take advantage of the same tax strategies that larger commercial investors (*think Trump*) and major corporations have been using for years.

## Generally 20 - 40% of Building Cost can be Accelerated



Assisted Living ♦ Auto Dealerships ♦ Banks/Financial Institutions ♦ Fitness Center / Health Club ♦ Golf Courses ♦ Medical/Healthcare Facility ♦ Industrial / Manufacturing ♦ Parking Garages ♦ Music Studio ♦ Warehouse ♦ Printing Facility ♦ Research & Development

...many, many **MORE**

## KEY Benefits owners can expect as a result of Cost Segregation

- ❖ Significant REDUCTION in Federal Taxes
- ❖ Provides increased Operating Cash Flow....which can be used to grow your business!
- ❖ Commercial Property owners can generally expect to Accelerate Depreciation on **20-40%** of Total Building Cost.  
[Existing Owners, New Acquisitions, New Construction, or Tenant Improvements]
- ❖ Rules are sanctioned by IRS and have been on books since 1997 – so no red flag!  
(see <http://IRS.costsegadvisor.com>)
- ❖ Expect a substantial Return-on-Investment (generally no less than 15 - 20:1)

## FREE Analysis

Get a **FREE** no cost analysis of your property, where we will outline – IN ADVANCE – your Expected Tax Benefits, our Fee, and an impressive ROI

Making this a "*Business Decision*" and not a "*Sales Pitch*"<sup>SM</sup>

### GET STARTED:

**YOU:** Provide general property info  
(i.e. Property Address, Depreciation schedule)

**CSA:** In 4-7 days, we will provide an Estimate detailing Expected benefits

**NO RISK. NO COST. NO OBLIGATION.**