

# Cost Segregation Studies



**SHAVELL TAX & CONSULTING, LLC**  
Complexity Clarified. Client Focused.

Shavell Tax & Consulting (STC) helps you accelerate depreciation deductions, resulting in increased tax deductions NOW and thereby increasing cash flow NOW. Analyzing depreciable property and buildings to maximize your immediate tax depreciation deductions for real estate is one of our specialties.

Cost Segregation Studies (CSS) of new or existing properties or improvements identify tangible personal property and other improvements that qualify for shorter tax depreciable lives and immediate bonus depreciation.

## More Tax Deductions Now

Are all of your project costs or acquisition costs depreciated over the standard 39-year (or 27.5-year) term? STC's professionals and engineers will help you reclassify those costs to lower your tax bill.

- An owner or developer can write off certain assets installed in buildings over only 5, 7, or 15 years instead of the standard 39 years (commercial) or 27.5 years (residential).
- In the tax years when bonus depreciation is available, you can get all of the acceleration in the first year, resulting in significant tax savings!

### Rapid depreciation may be applied to:

- As much as 20% to 40% of depreciable cost of commercial facilities
- Approximately 10% to 25% of the cost of warehouse, apartment, and office projects

### Request Your Free Feasibility Analysis

Prior to conducting a CSS, we would be certain that you would get the expected tax savings. By assessing the legal entity structure, confirming the owner's strategy for the property's future, the effect of the passive activity loss (PAL) rules, and the alternative minimum tax (AMT) for the property, we can be clear on whether or not the increased tax benefits can actually be utilized.

**Our Cost Segregation Study can put more money in your pocket now. Call us today to request your free Feasibility Analysis.**

The key to your CSS is that with STC, you are working with a CPA who has over 30 years overseeing tangible vs. real property studies. We talk your language and your CPA's language. We bring our engineers, with whom we've worked for the last 20 years, to develop your customized study. Most of our studies are referrals from CPA firms, a testament to our unique position in the market.



For more information: **info@shavell.cpa** or call **561.419.6175**