



Help Your Clients Maximize Depreciation

WHY CSSI

As a real estate broker, you strive to find the most effective tools to help your clients grow and thrive in their competitive markets.

CSSI can provide new sources of cash flow to your clients who own buildings, who lease and have made leasehold improvements, or completed recent renovations.

Our expert studies allow your clients to pay less on income taxes through accelerated depreciation. We are the valuation experts your clients need to help them achieve compliance and receive the economic benefits available through the regulations. Best of all, our preliminary analysis is always available at no cost to the client.

Actual Savings Generated by Cost Segregation Studies

Facility Type	Total Property Cost	First Year Cash Flow from Tax Savings	Five Year Cash Flow from Tax Savings
Funeral Home	\$562,550	\$19,699	\$37,239
Medical Facility	\$663,000	\$6,962	\$36,124
Leasehold Improvements	\$1,400,000	\$53,751	\$131,569
Office Park	\$1,712,000	\$98,222	\$125,471
Self Storage	\$2,730,000	\$41,418	\$219,450
Assisted Living	\$7,400,000	\$323,673	\$605,133
Hotel	\$8,389,000	\$692,183	\$973,836

CSSISTUDY.COM

WHO IS CSSI

For years, CSSI® has been delivering quality, affordable, engineering-based cost segregation studies to businesses.

Our national coverage and expertise allow us to work with customers and properties across the United States.

With over 20,000 studies performed, we are the premier company providing cost segregation studies and Tangible Property Regulation studies for U.S. properties.

"I welcome the opportunity to host a no cost Lunch and Learn, lunch included. As a former real estate broker, I bring a unique understanding to the decision making cycles of your clients. I can help elevate your knowledge of current tax laws and the financial benefits available to your clients because they own commercial property. I will share strategies that value add and can bridge the gap on certain deals as it relates to narrow tax considerations"

Timothy Ibbotson

512-985-9518

ibbotson@costsegserv.com

Find out how you can earn additional income through our CRE referral program.


Cost Segregation Services Incorporated