



Cost Segregation Studies For Commercial Building Owners:

Our cost segregation study is an engineering-based study that is performed on qualifying buildings in order to improve cash flow through the accelerated depreciation of building costs. Real property is reclassified as personal property in order to accelerate depreciation.

Commercial property owners, inspectors, and investors are encouraged to have cost segregation studies performed on their buildings in order to improve their federal tax credit savings, and increase their cash flow. The study is beneficial for almost any commercial building that has been constructed, acquired or renovated. The study is done to identify building systems and components that qualify for accelerated deductions.

QUALIFYING FACTORS:

- 1** The building itself, or improvements to a building were placed into service after 1987
- 2** The construction or improvements have a cost basis of \$150,000 or more
- 3** The building must be kept within the owner's possession for at least 3 years

"I contacted National Tax Group after reading on their website that I might benefit from a Cost Segregation Study. They made it easy and showed me that I had a ton of property that I wasn't aware I could reallocate as personal assets."

Lisa Deloca
Hartford, Connecticut

