



DECREASE YOUR TAX LIABILITY WITH COST SEGREGATION

See If You Qualify...

Do You...

- *Own commercial property(s) with a valuation of \$1 million or more?*
- *Pay federal income taxes?*
- *Operate as a for-profit entity?*
- *Plan on holding on to the property for at least one more year?*

If you answered Yes to ALL Four Questions, then you qualify for a No-Charge Cost Component Analysis.

Should you choose to take advantage of the tax benefits available, our fee will be detailed and outlined in our proposal for you and your financial advisor to review.

The benefits can begin immediately and will continue for years to come!

Cost Segregation provides commercial property owners with the ability to maximize depreciation through an engineered cost segregation study. Using IRS approved methods our team of professional engineers will provide you with the financial study needed to document depreciation changes and maximize tax benefits allowed by the law.

The engineering study reclassifies certain assets from real property (1250 Property) to personal property (1245 Property) as well as land improvements. The reclassified assets can then be accelerated over 5, 7, or 15 years. This allows you, the property owner, to take greater deductions from the accelerated depreciation in the current tax year, *keeping more money in your pocket.*



If you have purchased or constructed a commercial building in the last 15 years you could benefit from a cost segregation study. Let CALED provide you with a **FREE** analysis of your property!

Contact us *today* and start saving *tomorrow!*

**CALIFORNIA ASSOCIATION FOR
LOCAL ECONOMIC
DEVELOPMENT**



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