



Leverage The Full Value of Your Investment Property Through Cost Segregation

With your investment property, you can take advantage of a tax strategy, used primarily by Fortune 500 Companies, that can create significant and immediate tax benefits through accelerated depreciation.

Reduce Your Taxes Through Cost Segregation:

Through Cost Segregation, you can reduce your federal taxes by accelerating the depreciation rate of your property. Commercial property is normally depreciable over 39 years; Cost Segregation accelerates this depreciation by reclassifying various assets as personal property and land improvements.

These reclassified components can then be depreciated over 5, 7 or 15 years. On average, we are able to reclassify 20% to 40% of a building's value using this method. Provide us with your depreciation schedules and within a short time, we will deliver a preliminary analysis showing you the estimated tax benefits of a full study. Our team of professionals will thoroughly explain our findings to you and your financial advisors. In most cases the tax benefits are very significant.

Do You Qualify?

To See If You Would Benefit, Answer the Following:

- *Is Your Investment Property valued at \$1,000,000 or more (not including land) or have you made leasehold improvements of \$500,000 or more?*
- *Are you "for-profit" and pay income tax?*
- *Was your property placed in service after 1987?*
- *Will you keep the investment property for at least one more year?*

If you answered YES to ALL four questions, you may benefit from cost segregation and qualify for our no-cost preliminary analysis.

What Does It Cost?

At No-Cost and No-Obligation to you, we will conduct a preliminary analysis that will estimate your tax benefits from an engineered cost segregation study.

Contained within our preliminary report we will outline our fee to complete a full cost segregation analysis of your property.

Our cost segregation studies are in full compliance with IRS guidelines. We will defend our study, in the event of an audit, with no additional fees to you. Some costs may apply.

For more information, or to obtain a no-cost preliminary analysis, please contact:

COMMERCIAL AFFILIATES

205 SE Spokane Street, Suite 370
Portland, Oregon 97202-6413
(503) 731-6000
www.commercialaffiliate.com