

# YOUR MONEY...TODAY!

Volume 10. No 1

## How to Reduce Tax Liability...and Increase Cash Flow!!

Using an IRS-sanctioned process (on books since 1997)

### How it works!

All businesses -- small and large -- that **Own** or have done **Tenant Improvements** to commercial property, take advantage of our **FREE** (No Risk / No Obligation) Preliminary assessment. Our engineers will assess your property(s) to determine what tax benefits might be available through an IRS sanctioned "*Cost Segregation Study*"

**YOU:** Realize HUGE tax benefits (**especially properties owned 3-6 yrs**). Potentially worth Tens or even Hundreds of Thousands of Dollars – *no exaggeration!!*

New Construction, Exiting Property, Recently Acquired, Renovations/Improvements and 1031 Exchanges

**CSA:** Cost Seg Advisor (CSA) provides a FREE Preliminary Estimate that shows the **Tax Savings / Benefits** the owner can expect along with an impressive ROI, once the full study is completed.



### So You Ask WIIFM?

[What's In It For Me]

- #1 Lower Taxes:** Significant REDUCTION in Federal Taxes (*by accelerating depreciation of building cost*)
- #2 More Cash:** Increase Operating Cash Flow... which can be used to Grow your business, Improve/Renovate your property, Cash to buy another property, or just take a vacation!
- #3 ROI:** Expect a Return-on-Investment (ROI) that is many times the cost (often no less than 15-20:1)
- #4 No Risk:** Get a FREE assessment where we detail -- in advance -- the Expected Benefits and a ROI that should impress...so this becomes a "*Business Decision* and not a *Sales pitch*" <sup>SM</sup>

Cost Segregation is **ALL** we do, so no conflict with your Accountant, CPA, or Financial Advisor



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