

Tax Savings for "Auto Dealers"

Cost Segregation Applied

What is a cost segregation study?

Cost Segregation (CS) is an in-depth analysis performed by qualified individuals skilled in engineering, construction and taxation for the purpose of identifying the individual building assets, their associated costs, and appropriate recovery period classification for federal, state, and property taxation.

Will a CS study increase my chance for an audit?

NO. Our engineered CS approach is considered a conservative methodology and does not draw a red flag to our clients. Each study is supported at no additional cost if ever to encounter an audit.

When is the best time to have a CS Study?

The best time to have a CS study is now. Whether you recently constructed or have owned your property for **10-20 years**, you are entitled to these tax benefits.

Is my CPA already doing CS?

Probably not, at least not with the appropriate level of detail necessary to capture the majority of the benefits.

We've saved millions of tax dollars for commercial property owners.



How much could you be saving?

"ELB was a pleasure to work with! They have extensive knowledge in cost segregation and delivered even more savings than we anticipated."

**Bill S. ~ CFO
(Mazda Dealership)**

Cost Segregation Example: MAZDA Auto Facility

- **Cost Basis: \$3,831,306**
- **Accelerated: \$919,810 (43%)**
- **(Plus 50% Bonus)**
- **1st Year Tax Benefit: \$928,527**
- **5-Year Tax Benefit: \$1,332,350**