

Q&A:

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 or dependability.



Cost Segregation

A Tax Savings Strategy for Fuel & C-Stores Facilities

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



How much could you be saving?

ELB was a Godsend! We are glad that we found out about them when we did! Their motto should be...Keep more of what you earn today, who knows what the future holds."

Ray & Cal (Suncoast Energy)

**Cost Segregation Example:
(Typical C-Store Facility)**

Cost Basis: \$2,874,409
Accelerated: \$919,810 (32%)
1st Year Tax Savings: \$136,055
5-Year Tax Savings: \$686,134