



Q&A:

Will a cost segregation study (CS) 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.

How much can I typically benefit from having a CS study?
Medical facilities typically realize a **25-48%** tax benefit.

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 defensibility.

Cost Segregation

A Tax Savings Strategy for Medical Facilities.

We've saved millions of tax dollars for other Medical Building Owners



"ELB was a pleasure to work with. They exceeded my expectations and provided a very comprehensive report."

Dr. Abraham - Owner



How much could you be saving?

Cost Segregation 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.

Cost Segregation Example: Typical Medical Building

- Cost Basis: \$22,157,885
- Accelerated: \$6,425,787 (29%)
- 1st Year Tax Benefit: \$3,656,761
- 5 Year Tax Benefit: \$5,060,650

"As a practical matter, cost segregation studies should be applied by the tax payers."

**Internal Revenue Service
US Department of Treasury**