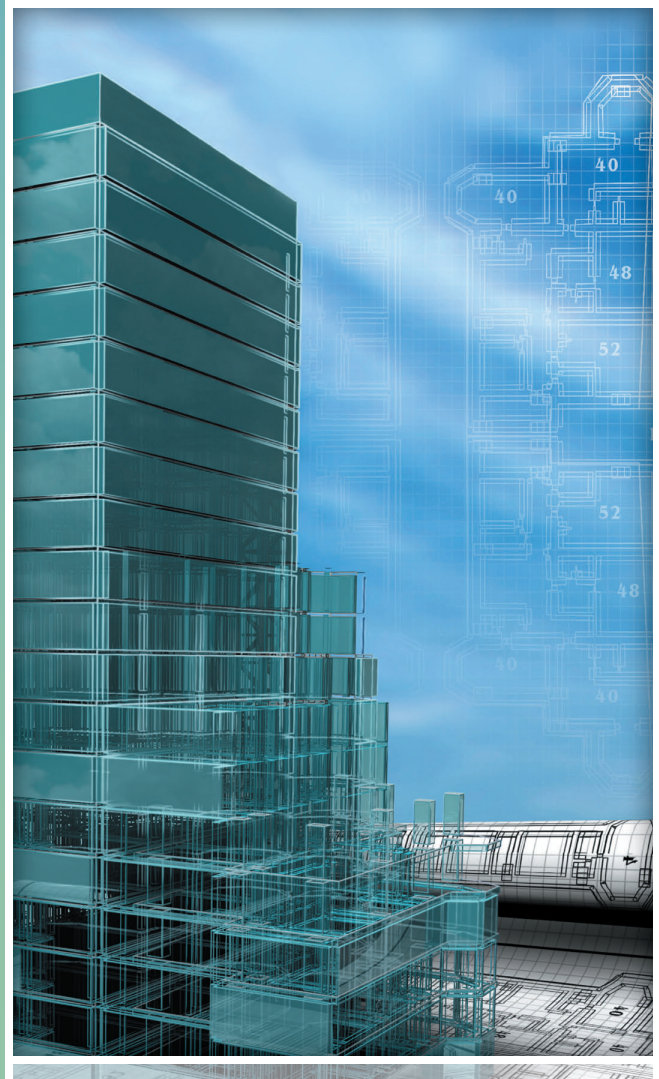
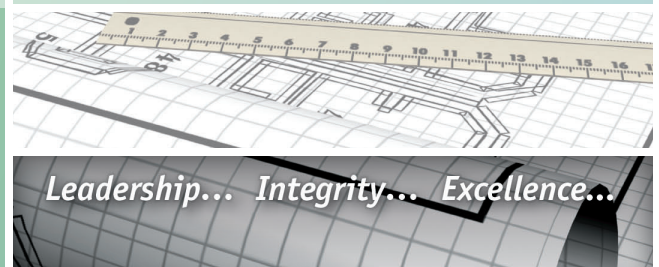




BEACHFLEISCHMAN



COST SEGREGATION



Leadership... Integrity... Excellence...



BEACHFLEISCHMAN

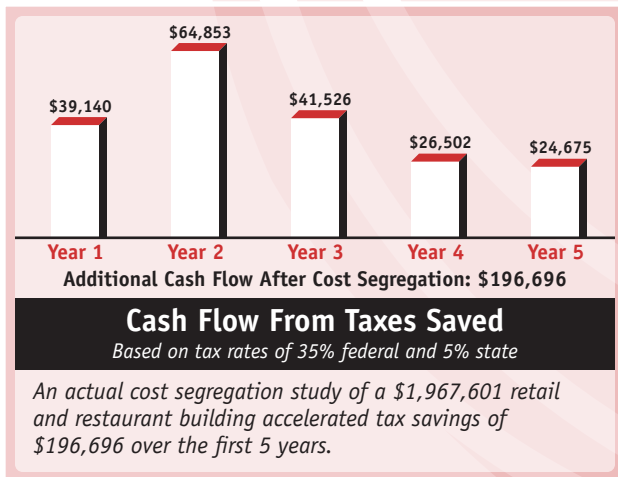
BeachFleischman PC
1985 East River Road, Suite 201
Tucson, AZ 85718
(520) 321-4600
costseg@beachfleischman.com
www.beachfleischman.com

What is Cost Segregation?

Cost Segregation is the process of identifying parts of real property that can be depreciated over much shorter periods of time than the normal rate, thereby creating larger tax deductions and significant cash flow in the form of tax savings.

How Much Cash Flow Can Be Produced?

Depending on the type of facility, cost segregation can produce cash flow as high as \$100,000 for every million dollars of real property.



Who Is A Candidate For Cost Segregation?

Owners of commercial or residential rental property that was purchased after 1986 and costs more than \$750,000 (excluding land) are likely candidates for a cost segregation study.

What Is The Process?

Step 1. Data Collection

We conduct a feasibility study to determine your potential tax savings and produce a proposal, all at our expense.

Step 2. Engineering Site Visit

Our specially trained team performs a detailed study of your property.

Step 3 Tax Analysis

We create a new depreciation schedule and prepare other appropriate tax forms.

Step 4. Report Delivery

We provide you with a detailed report of study results.

The entire process normally takes about 45 days.

Why Choose BeachFleischman?

Our expertise in cost segregation has substantially reduced our clients' tax bills since we began performing cost segregation studies a decade ago. We have the experience and technical expertise to perform cost segregation studies with great results that are in compliance with IRS guidelines.

Our analysts are experts in real estate tax law, tax depreciation, and cost segregation tax issues. Our cost segregation experts and specially trained engineers ensure that you receive the maximum allowable tax benefits on every cost segregation study that we perform.

Samples of Tax Savings from Completed Cost Segregation Studies

Type of Building	Cost	Net Present Value of Tax Savings
Shopping Center	\$12.6M	\$813,000
High-Rise Office	\$5.1M	\$388,000
Retail	\$1M	\$88,000
Business Office	\$1M	\$61,000
Medical Office	\$950,000	\$97,000
3 Apartment Complexes	\$21M	\$1.1M
High-Tech Office	\$2.9M	\$135,000
Manufacturing	\$5.1M	\$505,000
4 Self-Storage Facilities	\$5.2M	\$465,000
Transportation Facility	\$3.2M	\$227,000
Restaurant	\$1.1M	\$185,000

Contact one of our cost segregation experts today for a free feasibility study on your property.