



**Accelerated Cost  
Recovery Solutions**

## CONTACT US TODAY!

**BRADLEY LEGGETT**  
Principal

Direct: (985) 630-2194  
Office: (985) 590-7082  
Fax: (985) 871-1091

acrscostseg@att.net  
bradleyl@acrs.co

Accelerated Cost  
Recovery Solutions  
123 Terra Bella Blvd.  
Ste. 2D  
Covington, LA 70433

Mailing Address:  
P.O. Box 128  
Madisonville, LA 70447

**WWW.ACRS.CO**



## Cost Segregation Benefits for Commercial Building Owners

As a commercial property owner, developer, broker, banker, financial advisor or consultant, are you interested in reducing taxes, increasing property sales, improving bank loan closure results and improving business cash flow? Sellers paying for cost segregation studies for potential buyers can use it as an incentive to buyers. It improves cash flow for buyers or new commercial building owners in the first years of ownership. Cost segregation study costs are usually less than sellers monthly insurance premiums and mortgages each month. Sellers are freed from that monthly debt selling their buildings. Commercial buildings with a cost basis of \$300,000 or more are candidates for a cost segregation study. The benefits can be significant—with between 15% and 50% of the depreciable cost being allocated to shorter recovery classes.

### What is Cost Segregation and how does it work?

Cost segregation is a tax saving tool allowing businesses and individuals to increase cash flow by accelerating deductions and deferring federal and state income taxes. This method includes restructuring the depreciation of commercial properties based upon a shift of certain assets from 39 year depreciable real property to 5, 7, and 15 year depreciable property. Most commercial real estate property purchased, constructed, renovated, or expanded since 1987 may qualify for accelerated depreciation deductions.

*For changes to prior year's depreciation, no amended tax returns are needed.*

YEARS 1 - 5 RESULTS*					
Property Type	Depreciable Basis	Depreciation Before	Depreciation After	Depreciation Increase	Tax Savings
Strip Mall	1,873,548	264,103	554,947	290,844	107,720
Commercial Buildings	2,789,293	312,900	605,308	292,408	104,006
	2,840,739	300,461	682,731	382,270	121,717
Shopping Centers	3,098,250	321,078	877,188	556,110	183,662
	1,589,132	202,037	356,640	154,603	53,283



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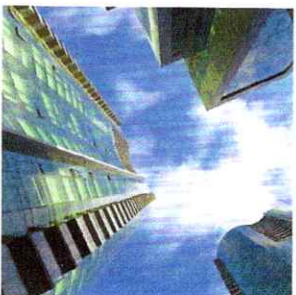
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## Request a Free Estimated Analysis

Your Name:		
Name of Business:		
Phone:	Email:	
Property Address:		
City, State, Zip:		
Property Type:	<input type="radio"/> <b>New Construction</b> <input type="radio"/> <b>Existing</b>	Date of Purchase:
Purchase Price:	Sq. Ft. of Building:	Allocated Land Cost From Purchase Price:
No. Floors:	Cost of Additions:	
Additional Information (including additional buildings & addresses):		
<p><i>Please scan and email this form to: <a href="mailto:bradleyl@acrs.co">bradleyl@acrs.co</a> or fax to (985) 871-1091. Optional: Email federal tax depreciation schedule on each building.</i></p>		

## Trusted Professionals

We are CPA's, engineers, consultants and tax professionals with over 100 years of combined experience. Our studies meet the highest standards of quality in the cost segregation industry. We stand behind our work with guaranteed support in the event of an IRS examination.

## Contact us for a free estimated analysis.