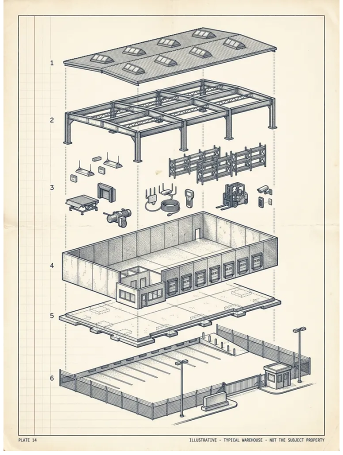
Cost Seg Smart

COMMERCIAL & INDUSTRIAL · ON-SITE COST SEGREGATION

You may be depreciating your building far too slowly.

We identify commercial and industrial property components that may qualify for 5- and 15-year recovery instead of remaining in the 39-year building class — supported by an on-site assessment and CPA-ready schedules.



$900K+

of basis shifted from 39-year property into 5- and 15-year recovery classes on a representative $10M warehouse acquisition, including land. Properties with extensive paving, docks, refrigeration, specialty power or production equipment may identify substantially more.

Every result is property-specific.

Why the on-site assessment matters:

- ✓ We measure site work, docks, drainage, refrigeration, specialty power and tenant improvements
- ✓ We separate structural building systems from qualifying shorter-life assets
- ✓ A fixed written fee — never a percentage of your tax benefit
- ✓ CPA-ready schedules and Form 3115 supporting workpapers
- ✓ Typical delivery within about two weeks after the visit

COMMERCIAL & INDUSTRIAL PROPERTY WE STUDY

Warehouse & logistics · Cold storage · Manufacturing · Industrial & flex · Medical & research · Life-science & R&D · Multifamily · Car wash · Self-storage

ON-SITE REGIONS

Southern California · San Francisco Bay Area · Houston · South Florida · Central Florida · South Carolina

IRS ATG-aligned engineering methodology (Pub. 5653), CPA-ready asset schedules, and audit-ready workpapers. Property outside our on-site regions is studied under our remote engagement model.

Get a preliminary scope and fixed quote. Send the property address, purchase price and placed-in-service year.

scoping@costsegsmart.com · (213) 444-2776

Scan for a preliminary scope

Representative result for illustration only; actual allocations vary by property, documentation and taxpayer circumstances. Cost Seg Smart provides engineering cost-allocation studies, not tax, legal, or investment advice. Cost Seg Smart LLC · Los Angeles, CA · costsegsmart.com