

Cost Segregation Studies

By examining the individual components of your business through the context of the entire entity, **Bland & Associates, P.C. can develop comprehensive strategies and solutions aimed at minimizing your tax burden.** Through our cost segregation services your business will recover capital investments and experience improved cash flow.

A cost segregation study examines the buildings your company owns and categorizes them into their underlying components **enabling you to retain cash longer by accelerating depreciation deductions.** Portions of your buildings may be eligible for shorter depreciation periods, and our professional team is trained to identify your opportunities for maximum benefit. By thoroughly examining your real estate assets from a multitude of vantage points, our proven methods offer you a low-risk, high-yield return on your investments.

Bland & Associates, P.C. can develop effective strategies for realizing faster return on your new, acquired, renovated, or existing properties. To your benefit, we utilize approved IRS methodologies, current tax law, and the latest revenue rulings and case law to maximize your potential tax saving benefits and increase overall cash flow.

Additionally, we partner with Scarpello Consulting, a local engineering firm and cost segregation expert, to expand the breadth of knowledge available for proper analysis of your building. Together, we combine engineering, tax, and accounting expertise to offer you in-depth, customized cost segregation studies to markedly improve your cash flow.

We excel in:

- **reducing income tax liability**
- **improving cash flow**
- **increasing utilization of bonus depreciation**
- **improving asset classification**
- **initiating 'catch-up' depreciation for misclassified assets**

► **For more information or an appointment call us at 402.397.8822 or find us on the web at www.BlandCPA.com**

Office building example

Cost	\$3.80 million
Amount reclassified	\$1.20 million
Depreciation catch-up deduction (Section 481(a))	\$0.66 million
First year tax savings	\$0.31 million
Estimated Net Present Value (NPV) savings	\$0.25 million

