

## COST SEGREGATION... ACCELERATED DEPRECIATION OF COMMERCIAL PROPERTY TO MAXIMIZE CASH FLOW.

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As a commercial property owner, how would you like to receive cash flow from tax savings of 7%-10% of your building cost within the first five years of ownership? That's \$70K-\$100K for each \$1M in building costs!

### THIS IS YOUR MONEY!

Cost Segregation is an IRS-approved application by which commercial property owners can accelerate depreciation and reduce the amount of taxes owed. This savings generates cash flow that owners often use to reinvest in the business, purchase more property, apply to their principle payment or spend on themselves.

But we at STRYDE take it one step further with our "Engineered" Cost Segregation. Our engineers break down your building into the smallest of components, e.g. carpeting, plumbing, & light fixtures, etc. to maximize your depreciation. Engineered Cost Segregation is the answer.

### HOW DOES ENGINEERED COST SEGREGATION WORK?

The study accelerates the depreciation of your building/renovation components into faster depreciation categories such as 5-, 7- and 15-year rather than conventional 27.5- and 39-year schedules. Five- and 7-year items might include decorative building elements and electrical for dedicated computer equipment. Fifteen-year items might include site utilities, landscaping and paving. This engineered cost segregation study results in a much higher depreciation expense and significantly reduced taxable income for the property owner. Best of all, the IRS ruling states cost segregation can be applied to all categories of buildings purchased or built since 1986, including renovations, and there is no need to amend your tax returns. This provides for the results to be easily applied to your tax return.

### "BUT I'M ALREADY DOING THAT."

It is true that a fair number of CPA's may apply some of the benefits of Cost Segregation but an Engineered Cost Segregation Study is the only way to truly maximize your benefits and get all of the depreciation and money your entitled to.

Our goal is to support your CPA or tax advisor with the most accurate cost segregation study results so you can realize maximum savings and increased cash flow. Our service utilizes a performance based method that is affordable for your commercial property application.

### "DOES MY BUILDING QUALIFY?"

Even though 90% of all commercial properties do qualify for this benefit, there are a few rather broad minimum requirements. They are: any building that was purchased or built within the last 20 years of \$500,000 or more, OR, has renovations within the last 20 years of \$250,000 or more, AND, has paid federal taxes with in the last 3 years, or plans to this year. There is also a "catch Up" method, in fact, 75% of our projects are older buildings.

## "Building Successful Relationships" is our Mission.

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## FIND OUT WHY YOUR COMMERCIAL REAL ESTATE DEPRECIATION COULD BE WORTH 40% LESS IN 2019

For over 16 years, STRYDE has been delivering quality, affordable, engineer-based cost segregation studies to a wide range of individuals and businesses. Our team of experts can help easily apply the results to your current financials with your CPA or financial professional to assure successful results. In addition, our national coverage and expertise allows us to work with customers and properties across the United States.

Over the course of the 16 years we've been doing engineered Cost Segregation, we've had zero dismissed deductions and zero push-back, where the IRS says, "we'll allow that deduction, but only this much"

Our background allows us to provide not only the best possible results, but also strictly adheres to all IRS guidelines and provides our clients with all of the verifying documents and Audit defense.

### HOW TO GET STARTED

Follow the IRS recommendation for application: Get an Engineered Cost Segregation Study. It's easy:

1. Call your local STRYDE affiliate for a no-cost preliminary property analysis to illustrate your potential savings.
2. Engage STRYDE to begin your cost segregation study. The process is usually completed in four to six weeks, after which we provide the cost segregation study to you and your CPA.
3. Your personal CPA will apply the results to your tax return and you will realize your tax savings dollars. This is your money!
4. The NEW Tax Law provides a unique opportunity that you must act on during 2018 in order to fully capitalize on this change.



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