

# cost segregation

## Hidden opportunities.

When you take on a construction, remodeling or expansion project, you want to negotiate the best deal possible. But did you know that you probably have thousands of dollars of tax-saving opportunities hidden in your construction or purchase costs? Through a cost segregation analysis, Katz, Sapper & Miller can assist you in identifying opportunities you may have never considered.



Tax laws generally allow depreciation of certain kinds of property at a rate faster than that allowed for buildings. With a shorter depreciation period, current depreciation deductions are increased, thereby lowering your current tax liability and increasing your current tax savings. A cost segregation analysis identifies costs in your project that may be categorized as personal property or land improvements, rather than as building costs. A few examples of the costs that might be identified include landscaping, parking lots, furnishings, floor and wall coverings, and process-related costs.

At KSM, your cost segregation analysis is a thorough process of breaking down your construction, renovation or acquisition costs and allocating them to specific categories, helping you maximize tax savings, improve cash flow, and increase return on investment.

If you are in the process of constructing, renovating or acquiring a building, you owe it to yourself to find out more. Contact us today to discover the hidden tax-saving opportunities in your project.