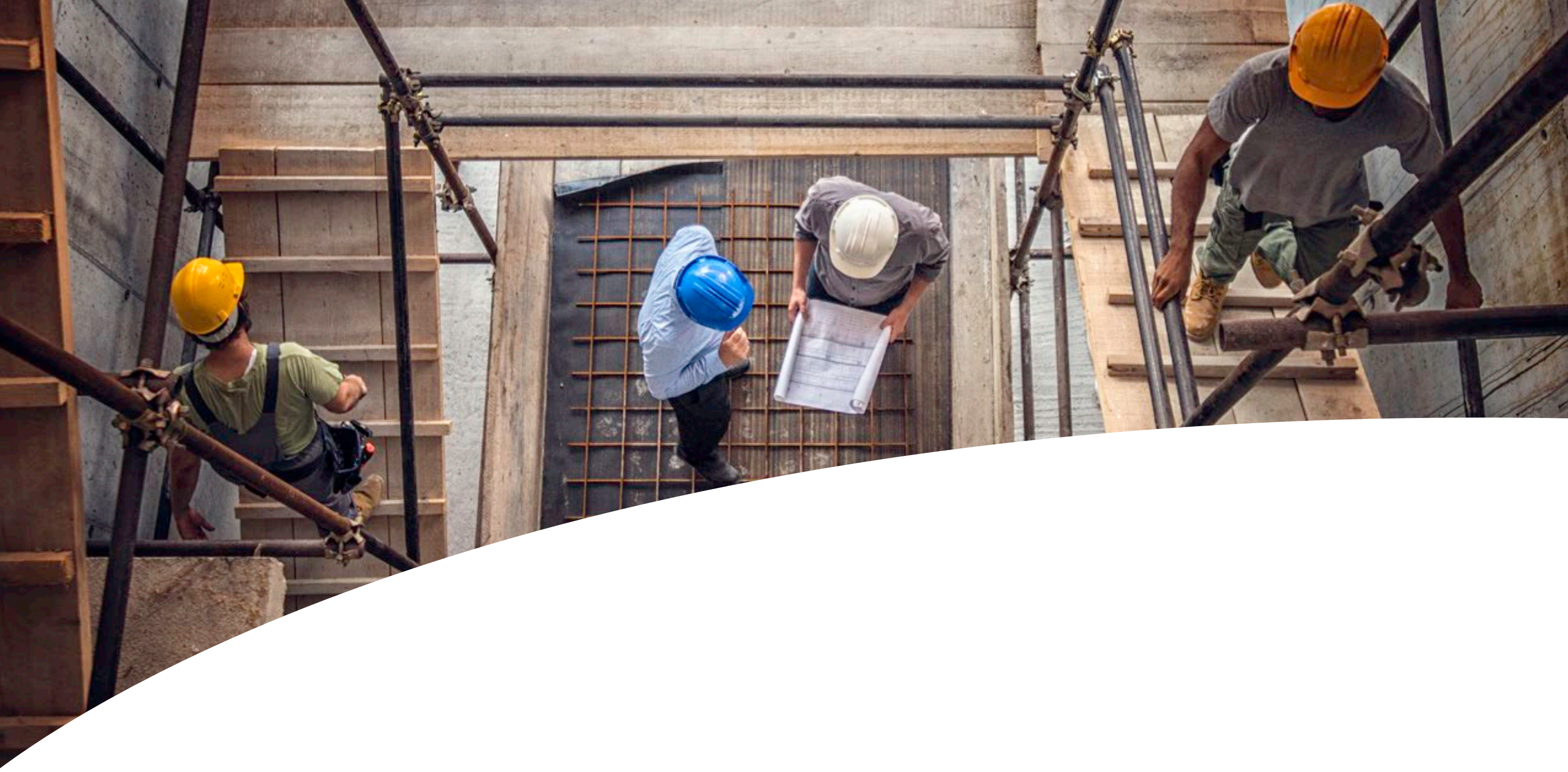

TAX CREDITS & INCENTIVES ADVISORY

Cost Segregation Plus Services

Accelerate Growth Through Calculated Depreciation

Cost segregation is a strategic cash tax planning tool that allows property owners to increase their cash flow through the acceleration of depreciation deductions and deferral of tax payments.

The process involves segregating a portion of the building into shorter lived assets. The ideal timeframe in which to conduct a cost segregation analysis is within the same year a building is constructed or an existing structure was purchased. However, this planning tool can also be implemented on a structure that was constructed or acquired several years earlier, thanks to the Internal Revenue Service (IRS) catch-up provision that offers a taxpayer the opportunity to realize any missed depreciation without having to file an amended tax return.

Do Any of the Following Apply to Your Business?

- Did you acquire, build or renovate any commercial building on or after January 1, 2006?
- Are you planning on acquiring, building or renovating any property in the next 12 months?
- Are you planning on expanding your existing facilities?
- Are you planning on demolishing any property?

Cherry Bekaert
Your Guide Forward

Why Choose Cherry Bekaert

Additional benefits to computing a Cherry Bekaert cost segregation study:

- Breaks your building down into the various systems called Units of Property, as defined in the tangible property regulations, which can be used as a guideline for future capitalization and expensing of improvements
- Identifies the viability of potential energy credits, deductions, rebates and exemptions
- Discovers potential personal and real estate property tax opportunities to save you money

Cost Segregation Services

Cherry Bekaert's cost segregation services can provide:

- A substantial reduction in tax liabilities/lower tax bracket status
- Reduced current year estimated payments
- Accelerated depreciation
- Increased cash flow
- The opportunity to claim catch-up depreciation from previously misclassified assets
- The ability to write-off building components as they are replaced
- Easy identification of leasehold improvements when a tenant moves out
- Reduction of real estate property taxes
- Shorter depreciable lives for partner buyouts and step-ups

Cherry Bekaert clients, on average, see 10% to 60% classification of a building's costs into shorter-lived assets through cost segregation studies. Below is a breakdown of these reclassifications by building type:

Building Type	Average Reclassification
Apartment Building	20% - 35%
Shopping Center	20% - 40%
Warehouse	10% - 25%
Restaurant	35% - 55%
Hotel	25% - 45%
Manufacturing	30% - 60%
Office Building	10% - 30%
Medical Facility	35% - 55%

We Can Guide You Forward

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About Cherry Bekaert

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