

## An Overlooked and Timely Tax Saving Strategy.

Any structure used for business or as rental property may potentially benefit from a Cost Segregation Study. What's more, every \$100,000 in costs reclassified from building to personal property can result in more than \$20,000 in net present-value savings. In fact, a Cost Segregation Study can actually provide several major benefits that include:

- An immediate increase in cash flow through accelerated depreciation deductions.
- A reduction in both income taxes and real estate property taxes.
- An easy opportunity to claim "catch up" depreciation on previously "misclassified" assets.
- An independent third-party analysis that will withstand an IRS review.

### IN BUSINESS, TIMING IS EVERYTHING

The ideal time for a Cost Segregation Study can vary depending upon your company's tax situation. At Blue Coast, our team of engineers and tax experts will work together with your management and accountants to determine the best tax planning solution that fits your specific needs.

### FREE PRELIMINARY ANALYSIS

After obtaining some basic property information, a Blue Coast specialist will provide your company with a free Preliminary Analysis that includes an estimate of the potential tax savings a Cost Segregation Study could generate, plus a written Cost Segregation Study Proposal. This free Preliminary Analysis will help your company determine the proper strategy and timing, while taking into account:

- Post-Purchase, Remodel, or Construction—Look-Back Studies
- Year Placed in Service
- Pre-Construction

The Cost Segregation Study Proposal will also include Blue Coast's flat fee, based upon the estimated time and materials required to complete the project. Which means you will have a complete picture of all associated costs and benefits well before your Cost Segregation Study is ever initiated.

### WHAT DOES A COST SEGREGATION STUDY ENTAIL?

A Blue Coast Cost Segregation specialist will evaluate all relevant information, interview related parties, and present the findings in a clear, well-documented format. It's a very thorough and comprehensive process that includes:

- Review of Cost Detail
- Inspection of Facility
- Photograph & Documentation
- Review of Blueprints
- Cost Reconciliation Report

### GETTING A "SECOND OPINION" FROM BLUE COAST IS COST-FREE AND RISK-FREE. JUST LIKE THE PEACE OF MIND IT PROVIDES.

Now, thanks to Blue Coast, it's easy to get an expert "second opinion" on a score of crucial business-to-business services. And enjoy a "win-win" situation—regardless of the results.

For starters, with Blue Coast, there's no initial cost, risk or obligation. We simply want to help you to be the best manager you can be. Make it quicker and easier for you to do your due diligence. And introduce you to some smart new ways for your company to save money.

Often, the savings can be significant. But even on those rare occasions when Blue Coast can't save you money, you'll still come out way ahead. Because you'll have gained the added peace of mind that comes from knowing your company has already made a wise, cost-effective choice regarding a specific service, resource and/or vendor.

