

CostSeg Advisor, LLC. Offers No Risk Free Analysis & Estimate for Cost Segregation Study to Commercial Property Owners Looking for Tax Benefits

The specialists in accelerating depreciation for commercial property owners from CostSeg Advisor, LLC offer a minimum 15-20:1 return on investment with their cost segregation service. They offer a free assessment of the property, an outline of expected benefits and a flat bid fee for a cost segregation study.

August 4, 2008 (FPRC) -- Colorado Springs, CO. CostSeg Advisor, LLC. (website: <http://costsegregationonline.com/home>), today announced it is offering a free analysis and estimate bid on a cost segregation study for commercial property owners. The company's commitment is to provide commercial property owners and leaseholders with all of the information about cost segregation and depreciation necessary to understand the incredible financial benefits that can be reaped using the same cost segregation strategies that large commercial property investors (like Donald Trump) and major corporations have been using for years.

This cost segregation and depreciation strategy is now available to the small to medium/large size commercial property owners who have historically been underserved and basically unaware of what is "rightfully" theirs in the area of Cost Segregation.

Cost segregation is an IRS defined and sanctioned approach that requires skills and expertise in construction engineering and taxes. The process allows commercial property owners to reduce Federal taxes by accelerating the depreciation on their properties by separating real (essential) and personal (non-essential) components of building costs and reclassifying the depreciation on the personal items from 39 years to 5, 7, and 15 years.

The benefits of these strategies are not only accelerated depreciation and reduced taxable income but an immediate increased operating cash flow. The experts from costsegregationonline.com use the IRS preferred Engineering-based approach when doing a cost segregation study. They will provide a free assessment of a client's property(s) and outline in advance of the expected benefits, a flat bid fee, and a return-on-investment that the company says will truly be impressive; all of this before the property owner has to even lay out a penny.

Real property eligible for cost segregation includes buildings that have been purchased, constructed, expanded or remodeled since 1987. For a cost segregation study to be cost effective the property should have a value of at least \$500,000.00. The greatest benefits will come with brand new construction but even with older buildings retroactive tax deductions can usually be uncovered during a cost segregation study. Commercial property owners can generally expect to accelerate depreciation on 20-40% of total build cost (existing owners, new acquisitions, new construction, or tenant improvements).

James L. Reid, the principal owner, and Reuben Simmonds with Rob Gandley have almost 60 years experience between them that is applied to this cost segregation service. Their past expertise has been in executive management, financial planning and business planning, real estate and sales and

marketing - all in large multi-billion dollar entrepreneurial and corporate companies such as NASA, Amazon.com, QVC, and Ann Taylor and in the ITT and Telecommunications industry and many other areas. They have now applied their focus to cost segregation and depreciation and have offered a free open analysis and estimate bid to commercial property owners who want to take advantage of this IRS sanctioned strategy for reducing tax costs and freeing up capital.

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