

RESIDENTIAL COST SEGREGATOR[®]

COMPLETE A COST SEGREGATION REPORT FOR RESIDENTIAL PROPERTIES IN MINUTES!

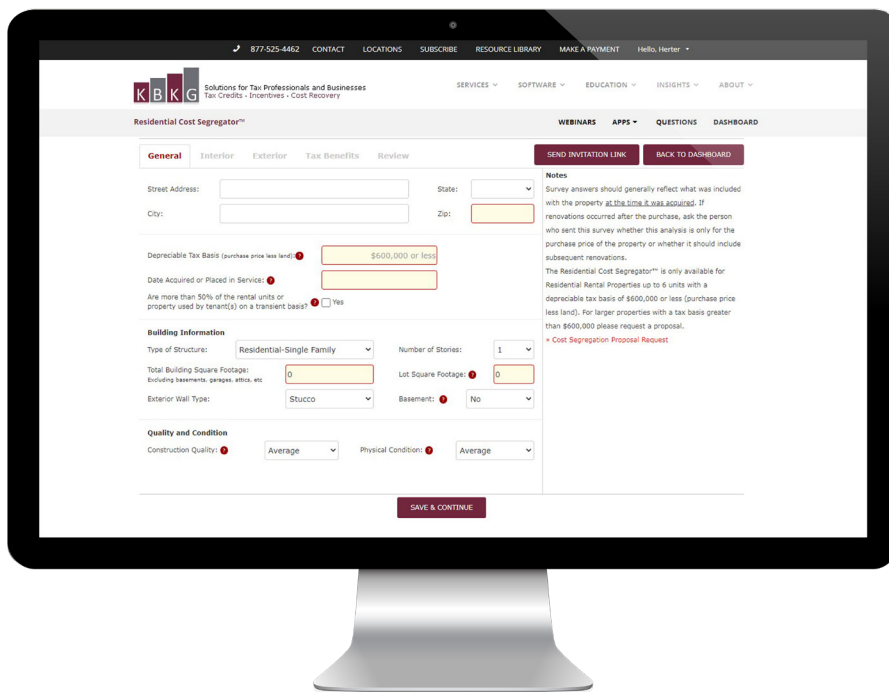


WHAT IS COST SEGREGATION?

Cost Segregation is a strategic tax savings tool that allows companies and individuals, who have constructed, purchased, expanded or remodeled any kind of real estate, to increase cash flow by accelerating depreciation deductions and deferring federal and state income taxes.

ABOUT THE SOFTWARE

The Residential Cost Segregator[®] is an online software program that allows CPAs to generate custom reports in just minutes, providing tax benefits to clients without hiring a specialist. The software is available for residential rental properties up to 6 units with a depreciable tax basis of \$600,000 or less (purchase price less land).



- Easy to Use
- KBKG Audit Guarantee
- Backed by KBKG
- 481(a) Adjustment
- Discounts Available

CASE STUDY

Property Details

- 2 Story Residential Duplex
- Depreciable bases = \$300,000
- Placed in Service 2 years ago
- Building Area: 2,000 SF
- Lot Size: 4,000 SF

Immediate Benefits from reclassification to shorter tax lives:

- Additional deductions of \$21,000 in the first year
- Additional deductions of \$28,000 in the first 5 years
- Net present value of \$7,500*

**Using a tax rate of 40% and 8% ROI. Does not include benefits from a future partial disposition of building components.*

KBKG is a national tax specialty firm with offices across the U.S. To see if you qualify, call us or visit KBKG.com/qualify for more information.