



Funding With Support of *Platinum's* Cost Segregation Program Through Accelerated Depreciation of Commercial Property

What is Cost Segregation?

Cost segregation is an IRS-approved application by which commercial property owners can accelerate depreciation and reduce the amount of taxes owed to the Federal Government. This savings generates substantial cash flow that owners often use to reinvest in the business, purchase more property, apply to their principle payment, or spend on themselves.

Actual Cost Savings By Cost Segregation Engineering Studies			
Facility Type	Total Property Cost	First Year Cash Flow From Tax Savings	Five Year Cash Flow From Tax Savings
Office Condo	\$480,000	\$12,783	\$31,229
Leasehold Improvements	\$1,400,000	\$53,751	\$131,569
Restaurant	\$2,680,000	\$71,374	\$173,503
Warehouse	\$6,370,000	\$108,488	\$248,559
Medical Facility	\$8,900,000	\$151,576	\$347,281
Apartments	\$15,100,000	\$236,763	\$570,288
Retail Strip Center	\$22,300,000	\$379,793	\$848,160

How does Cost Segregation work?

Platinum Business Group, Ltd. is affiliated with an experienced and qualified firm that performs the engineered based cost segregation study on your property. The study accelerates the depreciation of your building/renovation components into shorter depreciation categories such as 5-, 7- and 15-year rather than conventional 27.5- and 39.5-year schedules. Five year and 7-year items might include decorative building elements, electrical for dedicated computer equipment, and carpet. Fifteen-year items might include site utilities, landscaping and paving. This engineered cost segregation study results in much higher depreciation expense and significantly reduced taxable income for the property owner. Best of all, the IRS ruling states cost segregation can be applied to all categories of buildings purchased or built after 1986, including renovations, and there is no need to amend your tax returns.

What makes the difference for *Platinum* clients?

- **FOCUSED:** Our affiliate is singularly focused on cost segregation studies. Their goal is to support your CPA or tax advisor with the most accurate cost

segregation study results so you can realize maximum savings and increased cash flow.

- **AFFORDABLE:** Our affiliate provides a method that is affordable for your commercial application.
- **COMPLIANT:** Our affiliate has the engineering expertise that allows them to provide not only the best possible results, but also strictly adheres to all IRS guidelines and recommendations. In addition, our *Platinum* strategic affiliate stays up to date on the most current IRS cost segregation rules and regulations.
- **INDEPENDENT:** Our *Platinum* strategic alliance affiliate is classified as an independent engineering specialist meeting the exact specifications stated by the IRS in regard to commercial property owners applying cost segregation applications.

For years, our *Platinum* strategic alliance affiliate has been delivering quality, affordable, engineer-based cost segregation studies to a wide range of individuals and businesses. Our team of experts can help easily apply the results to your current financials with your CPA or financial professionals to assure successful results. In addition, our national coverage and expertise allows us to work with customers and properties across the United States. Our strategic alliance affiliate has completed more than 4,000 Cost Segregation studies for clients with nine being challenged. All nine challenges ended favorably to the client. With this experience and proven track record, *Platinum* confidently offers these services to our commercial property owner clients.

NOTE: Platinum Business Group, Ltd is not a licensed financial planner or insurance agent. Platinum Business Group, Ltd has established strategic alliances with licensed professionals that enjoy years of experience in this field.

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