



How Much Can a Cost Segregation Study Save You in Taxes?

You will likely benefit from a cost segregation study from Hutchinson and Bloodgood LLP if you have purchased, constructed, or improved property after 1986 or if you want to enhance your real property's financial return. Our experienced professionals know what to look for to realize the most federal and state income tax savings possible and will carefully analyze your personal and professional property costs to help you generate substantial cash flow, providing you with **security, profit, and peace of mind.**

Increase Your Cash Flow

Your real estate holdings constitute a huge capital investment. Our cost segregation professionals apply their experience in engineering and tax to analyze the cost components of your real estate project and segregate the costs for depreciation purposes as personal property, land improvements, or building. The cost of a building includes many assets that qualify for a considerably shorter tax life than the building as a whole. We will identify and value those assets so that tax deductions can be claimed sooner for more immediate savings and the capital can be reinvested to create an even greater financial return.

If you have purchased, constructed, or improved your real estate holding(s) any time after 1986, expect to retain your real estate for at least the next three years, and can benefit from accelerating tax depreciation to gain more cash now.



We are committed to exceed your expectations in all that we do. For more information about how our cost segregation services can provide you with increased **security, profit, and peace of mind**, e-mail info@hblp.com or visit our web site at www.hblp.com.

We will help you realize the following cost segregation benefits:

- **Reduce corporate and individual income taxes**
- **Maximize tax credits**
- **"Catch-up" on depreciation of older assets**
- **Increase cash flow**
- **Reduce property taxes**

In addition, we will conduct a cost segregation study to locate tax deductions for properties that have been depreciating for as many as ten years to capture any opportunities you may have missed.

Local Partner, International Resources

At Hutchinson and Bloodgood LLP, we have offices throughout California. We develop long-term relationships with people in our communities, and our clients look to us for guidance and solutions that protect and grow their wealth.

We are also a member of PKF North America (PKF NA) and PKF International (PKFI), networks of legally independent accounting and consulting firms with offices across North America and throughout the world. As a member of PKF, we offer a range of technical and industry specific resources, allowing us to better serve your specialized requirements. If your plans call for you

to "go global" now or in the future, we can provide you access to experienced personnel who have particular knowledge of international business requirements across the globe.



**HUTCHINSON and
BLOODGOOD LLP**
CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS



Hutchinson and Bloodgood LLP is a member firm of the PKF International Limited network of legally independent firms and does not accept any responsibility or liability for the actions or inactions on the part of any other individual member firm or firms.

