



MANUFACTURE
RESULTS

Mixed Use = Great Results

Accelerate Depreciation/Cost Segregation

TAKEAWAYS/HIGHLIGHTS

- *\$750,000 purchase*
- *mixed use office/apartment*
- *6,600 sq ft total*
- *Central NJ location*
- *\$43,000 income tax savings*



Our client recently bought a mixed use office/apartment building for \$750,000 here in Central NJ.

The acquisition included 4 small offices totaling 3,600 sq feet on the first floor and 2 apartments on the second floor at 1,500 sq feet each with a detached one car garage used for storage.

Total property covered under half an acre with 10 parking spaces.

No major improvements or renovations put into the building other than a new heating system and boiler for one of the apartments.

They are seeing a \$43,000 immediate income tax savings this year by just breaking up the components of the building and accelerating the depreciation here.

It was a simple project for us to support the CPA with a study, and audit support while helping the client with an easy process of collecting data, taking some photos and giving an upfront fixed fee where we actually underestimated the savings by 20% which was much more than our fee.

Contact us for a free estimate. All we need is an address to get started.