



MANUFACTURE
RESULTS

Three is a Crowd Pleaser

Cost Segregation

TAKEAWAYS/HIGHLIGHTS

- *Northern NJ three family home*
- *Purchased in 2023 for \$735,000*
- *Client Income tax savings of \$36,200*



Our client invests in small real estate properties. They found this nice two story, three apartment house in Bergen County, NJ for \$735,000. The units are already rented out and they are looking to put some renovations into the building and landscaping to spruce the place up.

Nothing fancy with this property. Construction grade materials and a short gravel driveway for 3 parking spots.

Using our accelerated depreciation and cost savings methods, we worked with the client and their CPA to find them \$36,200 income tax savings immediately. They will be using the cashflow infusion to improve the property right away.

Those existing cabinets, appliances and wood floors all were allocated as 5-year properties and were the bulk of the income tax savings found via accelerated depreciation.

Are you looking for some income tax savings and have an existing small investment property? Contact us for a free estimate and join the crowd. You'll be pleased with the savings!