

## Project Profile

### TAXES SAVED:

\$1,265,655 - 1st Year

## Warehouse



## Engagement Overview

Empower Solutions was engaged by a construction company to conduct a cost segregation study on two newly constructed Warehouses in Jacksonville, FL. The objective of the study was to identify assets that could be moved to shorter recovery periods in order to accelerate depreciation and defer taxes.

## Property Overview

This \$13.89 million development consists of new horizontal and vertical construction.

## Engineering Process

Our engineer reviewed all design and construction documents, contractor payment requisitions and other related data. Next, our engineer conducted an on-site visit to identify and photograph all assets that may qualify for accelerated depreciation. Further, our site engineer, costing engineer and tax specialist identified assets that qualify as "specialized use", i.e. outside normal use of that property.

## Results

The cost segregation study identified and thus accelerated over \$3.6 million of the assets to shorter recovery periods. As a result, the property owner's tax savings is projected to be over \$1.265 million for the current tax year.