

We Marry the **Science of Engineering** with the Principles of **Tax & Accounting**.



Our Main Services

Cost Segregation

Cost Segregation is an analysis that itemizes each component within a real estate project and separates the personal, tangible property from real property.

This can result in significant upfront tax savings, allowing a dramatic increase in depreciation within the first few years. It works by classifying tangible property (like flooring, fixtures, and appliances) into shorter class lives (5, 7, or 15 years) instead of the standard 27.5 or 39 years for the entire building, and is applicable to all property types.



Research & Development (R&D) Tax Credit

The R&D tax credit is a federal incentive offering a dollar-for-dollar reduction in a company's tax liability, aiming to encourage research and development activities. It is calculated based on a company's eligible wage, supply, and contract research expenses.

The 179D Tax Deduction

The Energy Policy Act of 2005 (EPAct) created the Energy-Efficient Commercial Building Tax Deduction, also known as the 179D deduction. This tax incentive encourages developers to construct commercial buildings that are energy efficient.

Additionally, an update in the Inflation Reduction Act incentivizes taxpayers to pay fair wages and hire apprentices for commercial construction projects.

45L Tax Credit?

Section 45L of the Internal Revenue Code (IRC) allows developers, builders and homeowners to claim tax credits for energy-efficient residential properties that are newly built or substantially remodeled.

A broad range of single-family homes and multifamily properties are eligible for this tax credit, which has recently been extended through 2032.

the **growth** PARTNERSHIP | **INSIDE**
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