

Why Choose RB Engineering?

Experience – Our cost segregation engineers have performed over 500 cost segregation studies (CSS), across all industries, ranging in value from \$500,000 to \$40,000,000.

Integrity – RB Engineering is committed to delivering quality service at affordable rates and we will proudly defend all our work in the event of a field level audit.

Accountability – RB Engineering utilizes true engineering based methodologies to provide the most accurate and comprehensive studies possible. We maintain documentation and audit trails of each study.



**RB Engineering will provide
you with a complimentary
estimate of benefits. By
submitting a few key
documents, learn how much
money you can save.**

Contact Us:

RB ENGINEERING, INC.
Abby Bittler
Director of Business Development

168 Quade Drive
Cary, North Carolina 27513

Phone: 919.677.9662
Cell: 919.280.7445
Fax: 919.677.9663

www.rbengineering.com
abittler@rbengineering.com

Cost Segregation Saves You Money



MAXIMIZING CASH FLOW

Many commercial building owners may be missing out on a valuable tax deferral strategy called, cost segregation. Are you one of them? A Cost Segregation Study (CSS) accelerates the depreciation on building components and personal property assets.

By accelerating depreciation on these types of elements, building owners can report higher expenses and thus lower their tax liabilities. The potential impact can be enormous. Often times, owners can recover as much as 25%* of a building's value within the first five years of ownership.

Who Can Benefit From a Cost Segregation Study?

A cost segregation study can be a wise investment if you are:

- Building a new facility
- Acquiring an existing building
- Conducting leasehold improvements on your current facility
- Expanding, renovating or improving an existing building

New properties valued in excess of \$1,000,000 generally see the greatest gains from a cost segregation study. However, a CSS can recover retroactive deductions and be beneficial for existing properties as well.

Who Can Perform a Cost Segregation Study?

IRS guidelines call for specialized engineering firms to conduct engineering based cost segregation studies. RB Engineering's structural and mechanical engineers know the construction process and property classification tax laws.

Our process:

- We work closely with your CPA
- Follow IRS standards
- Maximize your tax savings

All of our work is reviewed by an independent CPA.

Fast Food Restaurant



Tax Savings: \$151,306*

RB Engineering Has Experience With All Types of Commercial Properties Including:

- Commercial Office Space
- Medical & Dental Offices
- Storage Facilities
- Automobile Dealerships
- Hotels/Motels
- Assisted Living Facilities
- Daycare Centers
- Supermarkets
- Restaurants
- Retail Stores
- Apartment Complexes
- Tenant Improvements
- Manufacturing Plants
- Food Processing

*represents 10 year net present value (NPV) savings-using a 6% discount rate

Experts Recommend Cost Segregation

"RB Engineering has delivered my clients great results on a timely basis and has been very professional and easy to work with. Their reasonable fees have made the benefits of a cost segregation study cost-effective for a wider array of my clients."

— Brian Bennett, CPA, McMillan, Pate & Company
Certified Public Accountants, Raleigh, NC

"Cost segregation studies enable our company to provide the highest level of tax savings strategies for our clients, and I can't think of a more professional firm to work with than RB Engineering."

— Renata Lynn, CPA, Cyrus & Lynn
Certified Public Accountants, Cary NC



"Recently, cost segregation has become one of the most valuable tax-deferral strategies to take the mainstream commercial real estate community by storm."

— Denver Business Journal

"CPAs should routinely recommend that their clients or employers use cost segregation whenever the expenditures for a structure, including leasehold improvements equal or exceed \$750,000."

— Journal of Accountancy