



COST SEGREGATION

Cost segregation is a smart tax strategy that helps real estate investors unlock cash flow.

By breaking down a property into its individual components—like lighting, flooring, or parking lots—investors can accelerate depreciation and take bigger tax deductions sooner. That means more money in your pocket to reinvest, pay down your mortgage, or expand your portfolio.

Accelerate depreciation on key property components

Maximize tax deductions early in ownership

Reduce taxable income and increase cash flow

Free up capital to reinvest in new opportunities

Strengthen your financial position for refinancing or expansion

Keep more of your money working for you, not taxes

WHAT THIS LOOKS LIKE FOR VILLAS AT BOLIVAR

Purchase Price:

\$367,999 (new build villa)

Cost Segregation Study:

\$1,600–\$1,800 investment

Bonus Depreciation (Taxable Income Savings):

\$85,000–\$120,000 (based on a \$40,000 land value assumption)

Estimated Income Tax Savings:

\$31,450–\$44,400 in the first calendar year (based on a 37% tax bracket)

Qualification Requirement:

Property must be placed in commercial use (e.g., short-term rental)

WHAT THIS MEANS FOR BUYERS

By purchasing a \$367,999 rental villa and completing a cost segregation study, buyers may reduce their taxable income enough to realize **\$31,450–\$44,400 in tax savings during the first year alone.**



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