



Cost Segregation Services

A Cost Segregation analysis performed by **Griffin Valuation Group's** team of engineers and accounting experts can uncover substantial tax savings and improve cash flow—two of the most important things a company can do. For every **\$1 Million** in reclassified costs from our analysis, the net present value after tax benefit can exceed **\$200,000**.

A few of the many types of properties benefiting from cost segregation include:



- manufacturing • retail
- wholesale & distribution
- restaurants, • hotels • resorts
- office buildings • medical complexes • food processing
- plus more!

Ask for your free benefit estimate now!

Griffin Valuation Group's proven methodology using a **team** of both an engineer and CPA focuses not only on newly acquired or constructed facilities but also on all capital improvements made since 1987. We will provide a free initial review of your entire fixed asset list to determine whether Revenue Procedure 2002-9 applies. This can allow you to "catch-up" on depreciation missed in prior years for an even greater tax benefit. We will also perform a preliminary review of real estate assessments and identify opportunities for savings on local property tax expenses as well.

Griffin Valuation Group's cost segregation study can provide your company with the following immediate tangible benefits:

- Reduced Upfront Income Taxes
- Increased Cash Flow
- Maximized Annual Tax Depreciation
- Increased Net Income
- Reduced Property Taxes in Some States

Our final analysis will be presented in a comprehensive report with detailed schedules ready for immediate implementation.



Cost Segregation Example

PROPERTY DETAILS:

Type of Property:	Outpatient Medical
In-Service Date:	6/1/2006
Construction Cost:	\$10,500,000

COST SEGREGATION RESULTS:

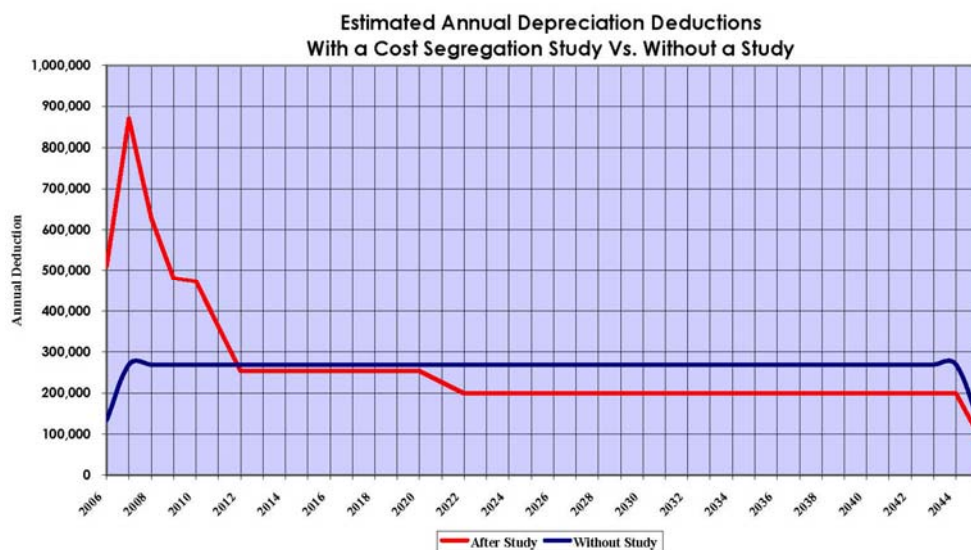
5-year property:	\$1,825,000
15-year property:	\$920,000
39-year property:	\$7,755,000

COST SEGREGATION BENEFIT:

Assumed Federal Tax Rate:	35%
Assumed Discount Rate:	6%
NPV Benefit Tax Savings:	<u>\$421,500</u>



As the above example illustrates, Griffin Valuation Group's cost segregation analysis can bring significant financial benefits to your company.



The chart at left shows the flow of depreciation expense both with and without a cost segregation study.

Why not take advantage of the accelerated depreciation available to your company now?



Cost Segregation Methodology

Griffin Valuation Group's analysis includes:

Thorough Tax Research

- Throughout the cost segregation process, we research all relevant tax laws, rulings and precedents as support for the positions recommended in qualifying an asset for accelerated depreciation. We will provide a draft report to ensure that you are aware of the tax positions recommended in our analysis. We are always available to answer any questions you may have.

A Comprehensive Final Report

- We present a comprehensive report of our analysis, findings and recommendations that will fully support your company's tax position in an audit
- We supply a final cost segregation report electronically to facilitate entry into your fixed asset accounting software

The GVG Team

- Griffin Valuation Group is unique in its use of a team approach—the analysis will be completed using an engineer, appraiser, and CPA combined to provide the most supportable product available



Audit Support

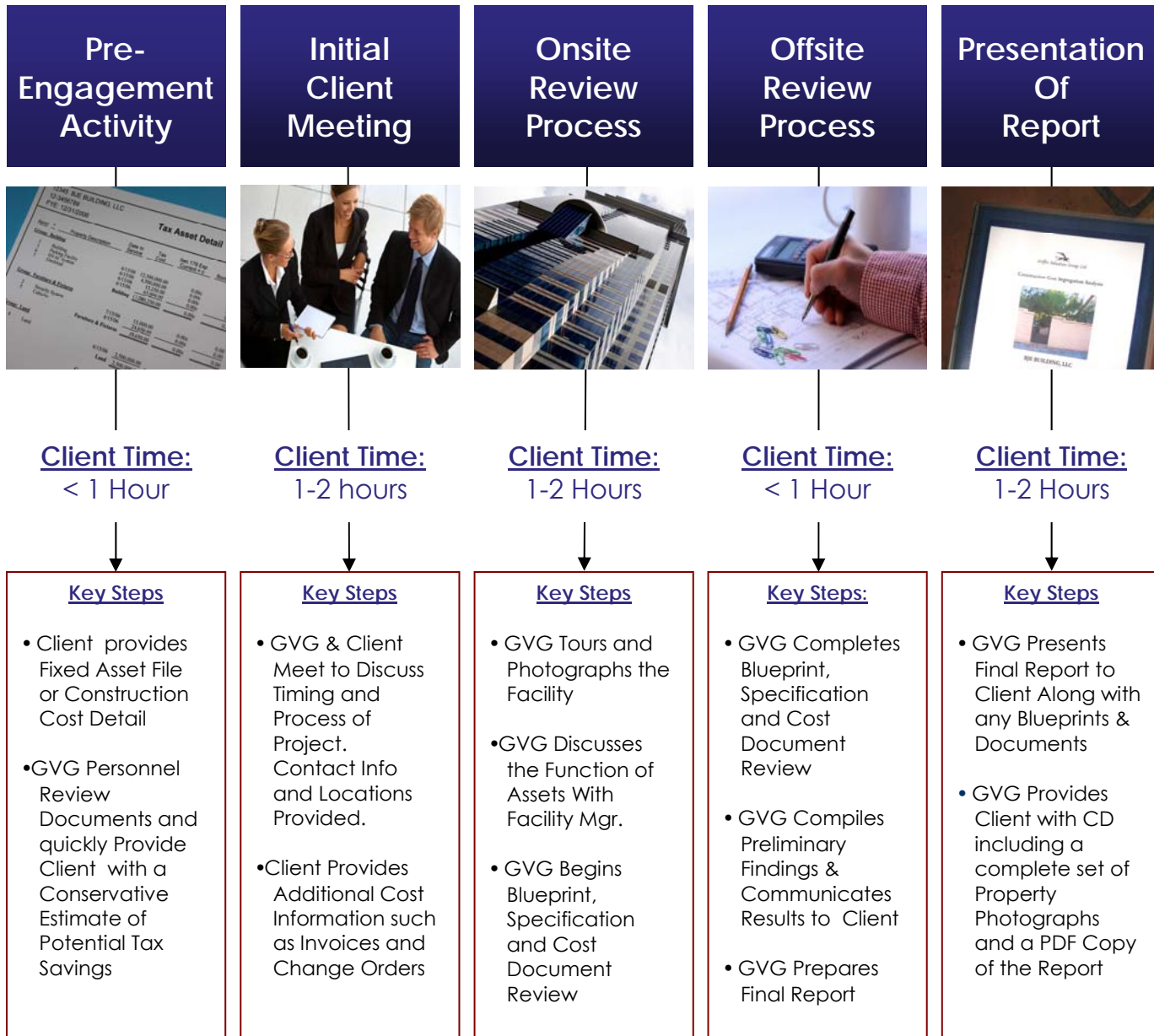
- Our goal is to maximize depreciation while controlling the level of audit risk.
- Should the IRS audit your return, Griffin Valuation Group will provide free support of our analysis



Cost Segregation Timeline

Griffin Valuation Group's cost segregation team will work with you and your organization to perform an accurate cost segregation tax analysis while minimizing the amount of your time required.

Our approach to each engagement involves the following broad phases:



6 – 8 Weeks

Cost Segregation Timeline