Infinity Globus
a springline company

COST SEGREGATION SERVICES

Strategic cost segregation solutions designed to accelerate depreciation, enhance after-tax cash flow, and unlock hidden value within real estate assets.

Core Cost Segregation Service Categories

Cost Segregation Analysis & Report Structuring

- Asset cost analysis and classification support
- Identification of 5, 7, and 15-year property components
- Structural vs. non-structural cost allocation
- Reclassification schedules and summary reports
- Study documentation prepared for firm review

Depreciation Modeling & Section 179 Analysis

- MACRS depreciation schedule preparation
- Bonus depreciation calculations
- Section 179 analysis
- Multi-year depreciation forecasting
- Scenario-based comparison models

Ongoing Depreciation & Compliance Management

- Annual depreciation updates
- Fixed asset ledger review
- Change-in-use and partial disposition adjustments
- Documentation, organization, and tracking

Tax Return Finalization

- Integration of revised depreciation into federal and state returns
- Reconciliation to the trial balance & fixed asset registers
- Form 4562 support schedules & disclosures
- Workpaper packages for final return review
- Amended return adjustment tracking (where applicable)

Engagement Models

MODEL 1

Dedicated Support (FTE Model)

- Ongoing portfolio-level cost segregation advisory
- Continuous asset review and optimization
- Fixed monthly engagement structure

MODEL 2

Project-Based Engagement

- Property-specific cost segregation studies
- Defined scope and deliverables
- Fixed fee per asset or project

MODEL 3

Hourly Model

- Feasibility assessments
- Technical consultations with IRS audit support
- Billed based on time incurred

Value Proposition

Accelerated Tax Savings
Unlock shorter depreciation lives to maximize early-year deductions.

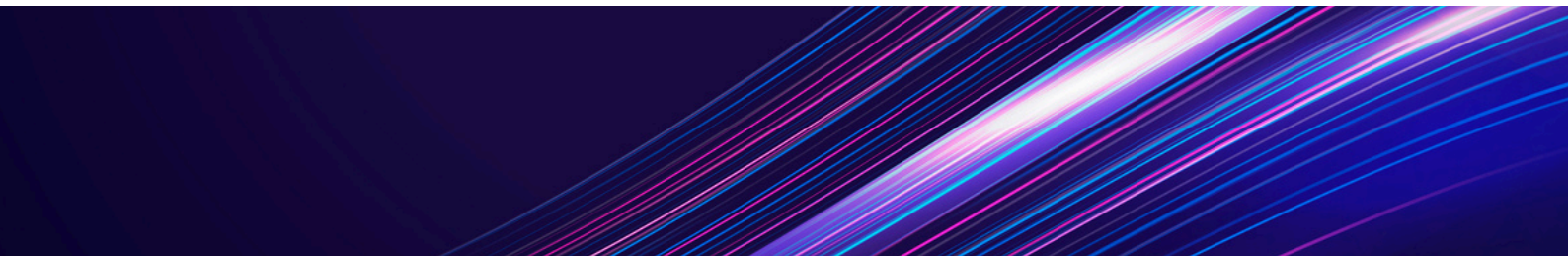
Technical & Regulatory Alignment
Engineering-based methodology consistent with IRS cost segregation audit techniques.

Retroactive Benefit Capture
Comprehensive preparation of submissions, supporting evidence, and working papers to withstand scrutiny from tax authorities and tribunals.

Defensible Documentation
Comprehensive reports structured to withstand scrutiny.

Improved After-Tax Cash Flow
Complete ownership from notice review and appeal drafting to representation and final resolution.

Scalable Portfolio Support
Strategic depreciation acceleration across portfolios to enhance investor returns and improve fund-level performance metrics.





Scope Overview

Asset & Construction Review

- Review of construction costs and capitalized assets
- Blueprint and invoice analysis
- Site inspection (where applicable)

Asset Reclassification

- Identification of shorter-life tangible personal property
- Land improvement classification
- Allocation of indirect construction costs

Tax & Financial Impact Modeling

- Depreciation recalculation
- Cash flow benefit analysis
- Form 3115 change-in-accounting-method support

Reporting & Compliance

- Engineering-based cost segregation study report
- Supporting schedules and technical documentation
- Coordination with tax compliance teams

Contact Us

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