

Measure the Value of Using a Leader

Our expertise offers clients the opportunity to maximize a variety of benefits from their transactions, investments and relationships, including:

- Tax savings
- Maximize profits
- Improved cash flow
- On-time/in-budget project delivery
- Return on investment
- Cost management



Prompt, Professional Service from an Industry Leader

Since Wilkin & Guttenplan's founding in 1983, our goal has been to provide clients with accounting and financial expertise along with personalized and proactive service. Widely acknowledged for our industry leadership, we have received important peer recognition for the quality of our work. Our staff is comprised of a number of "All Stars" and "Hall of Famers" as designated by a variety of Real Estate industry and professional associations. Additionally, we have been named as one of New Jersey's "Top 20 Accounting Firms*", as well as, one of New Jersey's Best Places to Work*.



Wilkin & Guttenplan, P.C.
*Certified Public Accountants
& Consultants*

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*NJBiz Magazine

*building **COST**
segregation
services*



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Best Places to Work in NJ "One of NJ's
Top 20
Accounting Firms*" 



What is a Cost Segregation Study?

Conducted by a team of accountants and engineers, a Cost Segregation Study will segregate your building into various components in order to identify shorter-life assets. Assets such as machinery, fixtures, land improvements and not-so-obvious related structural components can be depreciated more quickly, resulting in significant, accelerated benefits:

- Reduce current taxes
- Increase cash flow
- Improve internal rate of return on your investment.



A Cost Segregation Study is recommended since the tax life of most commercial buildings is 39 years. Assets tend to be “lumped” into depreciation categories that do not recognize the shortest tax life possible.

The tax life on machinery, fixtures, land improvements and not-so-obvious related structural components can vary from five to fifteen years. With this large difference between the categories, it is important to classify each type of property to take advantage of the shortest tax life. As a result you pay less income taxes during the earlier stages of property life.

How Does It Work?

Most commercial property owners do not have the time or the expertise to identify property that may qualify for shortened tax lives.

Wilkin & Guttenplan, P.C. real estate specialists team up with engineers to complete thorough cost segregation studies. Studies include the following steps:

- Engineers’ site visit
- Examination of construction plans, appraisals and blueprints
- Preparation of a detailed report
- Preparation of required tax filings, when applicable.

