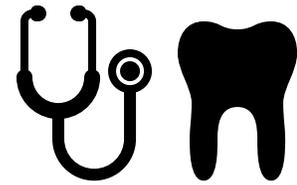


Free Guide for



Medical or Dental Property Owners...

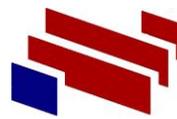
Discover One of the Best Kept Secrets in the U.S. Tax Code to Paying Less Taxes and Increasing Cash Flow – GUARANTEED!

*“I was amazed they... could get me so much depreciation and tax savings.”* – Dr. Zoneraich, MD

*“These guys are the real deal! I can’t recommend them highly enough.”* – Grant P.

*“This company does an outstanding job. Their service is excellent.”* – Paul J.

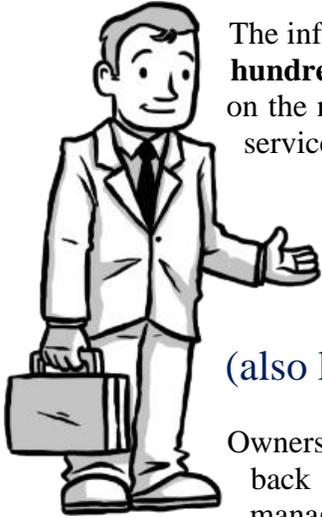




## I own a Medical/Dental Office...is this for me?

Let's face it, the tax code is very complicated, and you don't have time to keep up on every change. That's why you have invested in partnering with a brilliant accountant...so you can minimize and defer as much tax liability as possible while still running a profitable Medical/Dental business!

Not only is this 'best kept secret' approved by the IRS, it is available to 95% of all Medical/Dental Property owners who are subject to Federal and State Tax Laws.



The information we are about to share with you can kick open the doors to **tens of thousands, hundreds of thousands, or even millions of dollars in tax deferrals and savings**, depending on the number and type of Medical/Dental properties you hold! This is above and beyond the services you receive from your CPA firm.

### *This 'best kept secret in the U. S. Tax Code' is called: Cost Segregation.*

(also known as 'Accelerated Depreciation' or 'Cost Seg' for short).

Owners of Medical/Dental Properties can now legally redirect their Federal and State tax dollars back to their business. The alternative is to give your money to Uncle Sam to be managed...which may not prove to be your best investment.

Cost Segregation is available to taxpayers with real estate holdings of \$500,000 or more.

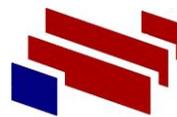
## What is Cost Segregation?

Cost Seg is the most accurate and correct method to depreciate any Medical/Dental Property for those planning on holding their property for at least 4 or 5 years.

This IRS approved tax strategy allows property owners like you to increase your cash flow and decrease your tax liability by frontloading depreciation deductions into the early years of Medical/Dental Property ownership, thus capitalizing on the time value of your money.

A deduction now is always worth more than that same deduction years later.

Cost Segregation is the process of identifying, separating, and reclassifying qualified assets in your Medical/Dental Property from 39-year class lives to much shorter 5, 7, and 15-year class lives.

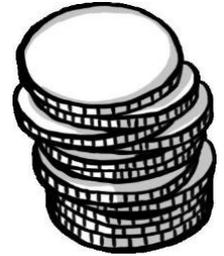


## Why do a Cost Seg Study on my Medical/Dental Office?

A Cost Seg Study on your Medical/Dental Property will dramatically increase your cash flow by reducing and deferring tax liability. If your tax payments go down...cash flow goes up...way up! This is now cash in your pocket to use however you want. Many of our clients utilize Cost Seg to grow their Medical/Dental portfolios in conjunction with 1031 exchanges...although a 1031 exchange is not needed to utilize the benefits of Cost Segregation.

## How much money can Cost Seg really save me?

In general, a Cost Segregation Study can yield a tax savings of 10%-12% of the cost of any given Medical/Dental Property. A one-million-dollar Medical/Dental Property could yield a tax benefit of \$100,000 or more in just the first 5 years.



## Can my CPA do a Cost Seg Study for me?



A proper Cost Segregation Study is a complex combination of tax law and engineering principles.

Most accounting firms do not specialize in this area. This is exactly why our firm works so closely with your tax advisor to make the final application of a study a turn key solution for you, the taxpayer.

Our firm is approved by the IRS to perform Cost Segregation Studies nationwide. Our approach is engineer based...yielding the greatest tax benefits available to Medical/Dental Property owners.

A completed Cost Seg Study does not replace the important role an accountant plays in preparing tax documentation or determining tax liability.

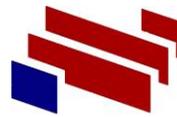
## Why isn't every Medical or Dental Property owner utilizing Cost Seg?

The cover page of this guide shows just a few of the testimonials of property owners who have actually completed Cost Segregation Studies on their commercial buildings.

Taxpayers who already know about Cost Seg are effectively utilizing it to defer tax payments and save massive amounts of cash!

Unfortunately, many more thousands of Medical/Dental Property owners are simply unaware of this tax strategy...but it is not their fault. The tax code is very complex and they simply don't know.

We are the solution and we can help you too!

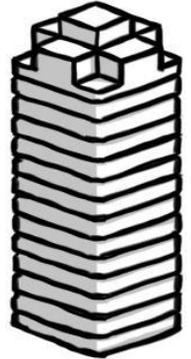


## Am I part of the 95% who qualifies for a Cost Seg Study?

You likely qualify if you have done ANY of the following since about 1998:

- Purchased or constructed any Medical/Dental Property over \$500,000
- Renovated, remodeled, expanded or restored an existing Medical/Dental Property over \$100k

## Do other types of commercial properties qualify?



YES!! Cost Segregation can benefit owners of: Agriculture Properties, Amusement Parks, Apartment Complexes, Assisted Living Facilities, Auto Dealerships, Banks, Casinos, Car Washes, Day Care Centers, **Dental Offices**, Fitness Centers, Gas Stations, Grocery Stores, Golf Courses, Hospitals, Hotels/Motels, **Medical Facilities**, Mobile Home Parks, Office Buildings, Office Suites, Self-Storage Facilities, Restaurants, Retail Centers, Warehouses, and many, many more.

## I'm ready...I want to see the savings on my Medical or Dental Property?

Congratulations! This is the first step to determining how advantageous a Cost Seg Study can be for you.

Simply email us at: [CostSeg@natcss.com](mailto:CostSeg@natcss.com) and ask for a free projection...it really is that simple! We'll ask you a few questions about your Medical/Dental property and get numbers in your hands usually within a day or two. We provide free projections on any Medical or Dental property nationwide. Then, discuss those numbers with your tax preparer.

## How much does a Cost Seg Study cost?

This can be much like asking 'how much is a car'. There are multiple variables that come into play because Medical/Dental Property properties come in all shapes and sizes.

The fee for most Medical/Dental Properties will range between \$6,000 - \$12,000. Taxpayers can generally expect at least a \$10 return all the way up to \$100 return, or more, for every \$1 invested in having a study done. We guarantee at least a \$5 to \$1 return on your investment!

## Our 5 Guarantees provide a Force-Field of Awesomeness!

#1 – We GUARANTEE ongoing IRS Audit Protection on every study for life. If an IRS fine is issued, due to any negligence on our part, we will pay the fine, plus give you \$1000.

#2 – We GUARANTEE a Quintuple Return (5 times), or more, on your Cost Seg Study investment.

#3 – We GUARANTEE a Custom-Tailored Cost Seg Study on your Medical/Dental Property. Your engineer-based study will match exactly to your commercial property. No ‘cookie-cutter’ approach here like the other guys.

#4 – We GUARANTEE Free Unlimited Projections for Life. Any Property in the U.S.A.

#5 – We GUARANTEE your Overall Satisfaction at the conclusion of your study, or we will make it right...and we will buy you and a guest dinner...and give you a little spending cash for any inconvenience!

## For those who skipped right to the end:

Cost Segregation is too important of a tax strategy for you to not be utilizing...or at least considering.



Think of the benefits of Cost Segregation this way: If you were given a check for a million dollars and had the option to either cash it now or wait and cash it in 39 years, what would you do?

Most people would cash it now, because the time value of that money is worth more in today’s dollars versus what it will be worth 39 years from now.

By not doing a Cost Segregation Study, you are basically giving the IRS an interest free loan of money. This is money you could be using TODAY instead for your own benefit! You could pay down debt, purchase more property, invest it, make improvements, whatever you want...it is your money!

Tax payers who educate themselves on this tax strategy are saving every day and will benefit greatly!

Benjamin Franklin said, “An investment in knowledge pays the best interest.”

We are confident this free guide will put taxpayers on the path to greater tax savings on their Medical/Dental Property. We see it every day and we’re here to make this a reality for you.

We are a leading national provider of Cost Segregation services. We assist CPAs, Financial Advisors, and other Tax Professionals on behalf of their clients with Medical/Dental Property holdings.

From Our Team to Yours – Thank You!!

Email: [CostSeg@natcss.com](mailto:CostSeg@natcss.com) | Phone: 480.318.6759 | Online: [www.NATCSS.com](http://www.NATCSS.com)

Contact us to get a FREE projection of savings on any Medical/Dental Property nationwide:  
Email: [CostSeg@natcss.com](mailto:CostSeg@natcss.com) | Phone: 480.318.6759 | Online: [NATCSS.com](http://NATCSS.com)