

# MORRIS COST SEG CONSULTING

100% BONUS DEPRECIATION RESTORED



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# EXECUTIVE SUMMARY

Recent tax law changes restore 100% bonus depreciation for qualifying property placed in service after January 19, 2025. When combined with an engineering-based cost segregation study, commercial property owners may significantly accelerate depreciation deductions and improve cash flow.

## MAXIMIZE YOUR TAX DEDUCTIONS WITH 100% BONUS DEPRECIATION

### Restored for 2025:

Take advantage of the recent tax law change! 100% bonus depreciation is now available for qualifying property placed in service after January 19, 2025.

### WHAT IS BONUS DEPRECIATION?

- Accelerate Your Deductions: Qualifying building components can be depreciated immediately, providing significant tax savings and improved cash flow.
- Traditional Depreciation vs. Bonus Depreciation: Without a cost segregation study, commercial buildings are depreciated over 39 years. Bonus depreciation allows you to access deductions much sooner.

### WHAT IS COST SEGREGATION?

- Cost segregation identifies and reclassifies eligible building components into shorter recovery periods, maximizing your depreciation deductions.
- Why Engineering-Based Studies? Our precise, engineering-based studies ensure IRS compliance, audit-ready documentation, and defensible asset classification.

## **WHO SHOULD CONSIDER THIS?**

- **Commercial Property Owners:**
  - Have placed property in service after January 19, 2025
  - Have purchased, constructed, or renovated income-producing property
  - May have eligible properties placed in service in previous years (ask us about a look-back study!)

## **HOW WE CAN HELP**

### **Morris Cost Seg Consultants:**

- Provide nationwide, engineering-based, IRS-compliant cost segregation studies.
- Expertise in maximizing tax savings while ensuring full compliance.
- Help you stay audit-ready with all necessary documentation.

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## CALL TO ACTION

Get Your Complimentary Preliminary Analysis Today!  
Wondering if your property qualifies? Reach out to us  
for a free analysis to estimate your potential tax  
savings.

**Contact Us Today:  
Morris Cost Seg Consultants**

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