



Increase Cash Flow Via Chattel Depreciation

If you are a real estate investor and are depreciating your real estate holdings over 27.5 years, you are losing thousands of dollars by overpaying your taxes as well as paying them earlier than necessary.

We can show you how to use an under-utilized, legal, tax strategy that will allow you to maximize your cash flow and reduce your net taxes. This advanced tax strategy enables you as the investor to separate out moveable personal property, known as Chattel, and accelerate the depreciation on these items over a 5-year period. Property the IRS considers Chattel includes everything from dishwashers to driveways. Almost all personal property in or on a building or land that can be removed without damaging the structural integrity of the building can be depreciated at accelerated rates.

The IRS recommends that investors who use this strategy obtain a cost segregation study from an independent 3rd party and we can provide that service via our affiliate: Chattel Solutions.