
THE RECORD THAT CANNOT BE FAKED

125+ IRS Audits. Zero Losses. Zero Dollars Ever Returned.

What that record means for your study — and why it is the only number that matters

Anyone can say their cost segregation study is the best. Anyone can claim their methodology is "fully engineered." Any firm can print a professional-looking report and tell you the number inside it is defensible. None of that costs anything. None of it can be verified until the IRS opens the file.

Here is the one number that cannot be manufactured, marketed, or misrepresented: the IRS audit record.

125+

IRS audits of our studies in 24
years of practice

0

Losses. Not one. In 24 years.
Across all 125+ audits.

\$0

Ever returned to the IRS on behalf
of any client

24+

Years of practice. Team founded
2002. 16,000+ studies.

WHAT THAT RECORD MEANS FOR YOU

Every Deduction We Find Is a Deduction We Will Defend.

When an IRS examiner opens a Cost Seg America study, they find a complete component unit detail schedule — every component individually listed, individually valued, and individually sourced from engineering documentation. There are no category averages to question. There are no software estimates to challenge. There is a line item for every number in the study, and a source citation behind every line item.

That is why 125+ examinations have ended the same way. Not because the IRS went easy. Because the documentation was built to withstand examination from the day it was delivered.

The deductions we find are real. The engineering behind them is real. The defense we provide is unlimited — no hour caps, no fees, no expiration. We welcome every audit.

WHAT THE AUDIT RECORD ACTUALLY TELLS YOU

A Firm's Audit History Is the Most Honest Thing They Can Share With You.

There is one question every property owner should ask before choosing a cost segregation firm: **how many IRS examinations has your firm defended, and what was the outcome of each one?** The answer reveals everything about how the firm works — not what they say about how they work.

A firm that has been practicing real engineering for decades has been through audits. They know what an IRS examiner looks for. They have built their documentation to answer those questions before they are asked. Their record is either there or it is not — and it cannot be fabricated.

Cost segregation grew significantly after 2017 when bonus depreciation was restored. Many firms entered the market during that period. There is nothing wrong with being a newer firm — but there is something worth understanding: **a firm with few audits on record has not yet been tested.** They have not had to stand behind their work in front of an IRS examiner. They have not had to explain their methodology, their component values, or their source citations under scrutiny.

THE QUESTIONS WORTH ASKING

How long have you been in practice?

A firm founded before bonus depreciation was restored in 2017 has a track record that predates the market expansion. That history matters.

How many IRS audits have you defended?

A real engineering firm answers this immediately and specifically. The number and the outcome are both important.

Which IRS approach do you use — by number?

IRS Approaches 1 and 2 require individual component analysis. Any other answer is worth understanding before you proceed.

Where is the work performed?

The analysts who build your study should be able to explain and defend every number in it. That is easier when they are here.

Our team has been performing cost segregation studies since 2002. We were here before the market expanded. We have been through 125+ IRS examinations. **Our door has always been open.** We do not hope audits never come — we build every study so that when they do, the answer is already in the file.

ASK ANY FIRM YOU EVALUATE

The One Question No Competing Firm Wants to Answer

"How many IRS audits has your firm defended — and what was the outcome of every single one?"

This question has a direct answer. Firms doing real engineering with real documentation answer it immediately, specifically, and confidently. Firms using software-based studies hope the IRS never looks. Ask the question. The response tells you everything about the quality of the study they will deliver.

UNLIMITED AUDIT DEFENSE — WHAT IT ACTUALLY MEANS

No Caps. No Fees. No Expiration Date. Ever.

- ✓ **No hour limits.** If the IRS opens your file, we defend it — for however many hours it takes. There is no counter running.
- ✓ **No additional fees.** Audit defense is included in the flat study fee. If the IRS calls us three years from now, our cost is \$0 to you.
- ✓ **No expiration.** Our defense commitment does not have a cutoff date. You hold the building for 10 years — we are available for 10 years.

- ✓ **The same team that built the study defends it.** The analysts who individually identified every component in your building are the ones who will explain it to an IRS examiner.

READY TO WORK WITH THE FIRM THAT WELCOMES THE AUDIT

Get Your Free Proposal — 24 Hours, No Commitment.

IRS Approaches 1 and 2. Every component individually counted. 100% U.S.-based. 16,000+ completed studies. The free proposal includes a specific estimate of your Year 1 deduction, the flat study fee, and an honest assessment of whether the economics make sense for your property.

[1-888-365-5023](tel:1-888-365-5023) info@costsegamerica.com costsegamerica.com/free-proposal