

HIDDEN PROPERTY TAX INEFFICIENCIES FINALLY SURFACE



Industry

Quick Service Restaurant (QSR)



Client

Private equity-owned, franchise operator of 78 quick serve restaurants in the Southeastern U.S.



Challenge

Lack of visibility into property tax assessments and potential over-assessments across a large portfolio disrupted finance priorities.



Solution

SIB conducted a comprehensive market value analysis and led a property tax appeal process to secure verified tax savings, with ongoing oversight powered by SpendBrain™.



Result

\$200,000 in annual property tax savings and continuous monitoring to sustain those savings.

THE CHALLENGE

A private equity-backed QSR operator needed to determine whether their real estate was accurately assessed across all 78 locations. Property taxes were a significant operational cost, and the finance team lacked the internal bandwidth to analyze and appeal assessments at scale.

THE APPROACH

SIB's analysts conducted a market value assessment of each restaurant property and identified nine locations with over-assessed valuations eligible for appeal. During the analysis, SIB also flagged a tax liability change due to a recent property sale and managed the entire appeal process with local tax authorities — saving the client significant time and internal effort.

"We are extremely pleased with the savings. SIB was very thorough, knowledgeable, and a pleasure to work with. We look forward to a continued partnership."

CFO, Franchise Operator

THE RESULTS



\$200,000

in verified annual property tax reduction

✓ 9 properties found overvalued and successfully appealed

✓ 100% validation to ensure results remain intact

These results underscore SIB's ability to deliver measurable financial impact on key indirect costs that directly affect EBITDA.




SpendBrain™

WHERE TRADITIONAL AUDITS END, SPENDBRAIN BEGINS.

SpendBrain™, SIB's AI-powered financial intelligence platform, continuously analyzes expense categories, including property tax, utilities, and vendor payments.

By layering this technology over SIB's hands-on expertise, our clients gain a permanent safeguard against overspend, plus predictive visibility into future cost risk.

What this means for CFOs:

-  Automated monitoring flags anomalies and valuation shifts in real time
-  Predictive insights help finance leaders budget and forecast more accurately
-  Portfolio-level intelligence connects tax savings to broader spend optimization strategies

THE CFO TAKEAWAY

With SpendBrain, organizations build a permanent spend advantage by transforming fragmented vendor and invoice data into cost intelligence that drives EBITDA.

Ready to see your hidden savings?

[See what you can save with SpendBrain](#)