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How do property owners maximize cash flow and minimize tax burden?

Many real estate investors and property owners are improving cash flow and finding tax savings from their business properties by utilizing accounting tools structured specifically for the real estate industry:

- 1) **Cost segregation** studies are a productive tax strategy accepted by the Internal Revenue Service to substantially reduce income taxes by increasing depreciation allowances. By recovering costs over a shorter period of time, property owners can enjoy substantial tax savings.
- 2) **Section 1031 exchange** is a useful tool for real property owners who want to defer taxes when property is sold. Code Section 1031 allows property to be sold with all taxes deferred by reducing the basis of replacement property.
- 3) **Property management accounting outsourcing** allows investors to maintain the day-to-day property management of their properties while utilizing real estate accounting professionals to proactively manage their accounting function and reducing corporate overhead.



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Building Profitable Ideas