

Call your CPA today and ask: “Did I overpay taxes the last 2–5 years? Can a Cost Segregation study recover that money and let me pay \$0 in taxes for the next 2–5 years?”

Why Choose Hotel Valuation & Cost Segregation Services, LLC (HVCSS)?

1. **True Engineering Expertise** — Led by Walter W. O’Connell, M.Ec., ASA (not generic templates)
2. **ASCSP Senior Member supervision** on every study.
3. **Cost Segregation Specialists** — We consistently find more qualified 5- and 15-year property than standard firms.
4. **Fully IRS Audit-Ready** — Defensible reports with photos, schedules, and legal citations
5. **Proven Nationwide Track Record** with complex industrial and Skilled Nursing Facilities — including facilities just like yours.
6. “Our studies deliver maximum tax savings with zero audit risk at a fair and reasonable fee.” — HVCSS

Results vary based on property specifics and tax situation.
Not intended as tax, legal, or accounting advice.
Always consult your client’s tax professional.

CONTACT US:

Hotel Valuation & Cost Segregation Services, LLC

The Americas House, P.O. Box 400
Hope, New Jersey 07844
Walter O’Connell – 908-472-5836
Anson Worrell – 720-690-6048
Website: hvcss.com



**Hotel Valuation &
Cost Segregation Services, LLC**



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**The Smart Switch to HVCSS
for Greater Tax Savings**

**Unlock Maximum Cashflow with
Depreciation Savings on Your
Skilled Nursing Facility**

Typical Benefits for Skilled Nursing Facility

Skilled Nursing Facility projects routinely achieve **28–40% reclassification** to 5-year and 15-year property due to the high concentration of medical gas systems, therapy rooms, clinical infrastructure, specialized electrical, safety systems.

Example Project Skilled Nursing Facility – \$4.5M+ Depreciable Basis:

Without Cost Segregation: ~\$115,385 annual deduction (straight-line over 39 years).

With Cost Segregation: \$1.3M–\$1.8M+ (28-40%) in accelerated first-year deductions (depending on bonus depreciation eligibility).

Net Result: Expediting \$390K to \$540K in Cash not spent on Taxes during the first 5 years.

Contact us for a Free Benefit Analysis:

Walter: WalterO@hvcss.com

Anson: AnsonW@hvcss.com

Why Should I invest in a Cost Segregation Study?

- Why spend \$390K to \$540K+ on liabilities that only get you \$390K to \$540K+ in deductions when you can spend 32-119x less on a Cost Seg study and still get the same \$390K to \$540K+ in depreciation deductions?
- Why wait 39 years to recover your money through tiny annual deductions when you can accelerate \$390K to \$540K+ in depreciation deductions immediately — for 32-119x ROI?

Huge Opportunities with Extra Cash

- Buy more income-producing properties
- Pay down high-interest debt
- Renovate your property faster
- Max out contributions to your 401(k), SEP IRA, or other retirement plans
- Build a substantial cash reserve for future opportunities
- Invest in diversified assets
- Expand/scale your business operations
- Purchase new equipment, vehicles, or technology
- Increase owner distributions

How Long Does the Process Take?

The entire Cost Segregation process is surprisingly fast and efficient:

- **Step 1 – Complimentary Benefit Analysis:** 24–48 hours after you send basic property info (property address, purchase price, placed-in-service date).
- **Step 2 – Full Cost Segregation Study:** 3–5 weeks for most properties
- You'll receive a complete, audit-ready report with all the depreciation schedules, photos, and supporting documentation.

What Do I Have to Do?

Very little as we handle almost everything:

- **Provide a few basic documents** (closing statement, appraisal, photos, blueprints if available)
- **Grant access for a one-time site visit** (or virtual walkthrough)

That's it. Our engineers do all the detailed measurements, cost analysis, and report writing. You send the final report to your CPA.