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 Walter O'Connell Tax Services, LLC (WOTS)?

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 Outdoor Modular Self-Storage Facility — including facilities just like yours.
6. "Our studies deliver maximum tax savings with zero audit risk at a fair and reasonable fee." — WOTS

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:

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Walter O'Connell
TAX SERVICES, LLC

The Smart Switch to WOTS for Greater Tax Savings

Unlock Maximum Cashflow with Depreciation Savings on Your Outdoor Modular Self-Storage Facility

Typical Benefits for Outdoor Modular Self-Storage Facility

Outdoor Modular Self-Storage Facility projects routinely achieve **30–42% reclassification** to 5-year and 15-year property due to the high concentration of security systems, gating, fencing, specialty lighting.

Example Project Outdoor Modular Self-Storage Facility – $1.5M+ Depreciable Basis:

Without Cost Segregation: ~$38,462 annual deduction (straight-line over 39 years).

With Cost Segregation: $450K–$630K+ (30-42%) in accelerated first-year deductions (depending on bonus depreciation eligibility).

Net Result: Expediting $135K to $189K in Cash not spent on Taxes during the first 5 years.

Contact us for a Free Benefit Analysis:
Walter: WalterO@walteroconnell.com
Anson: AnsonW@walteroconnell.com

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Why Should I invest in a Cost Segregation Study?

- Why spend $135K to $189K+ on liabilities that only get you $135K to $189K+ in deductions when you can spend 10-49x less on a Cost Seg study and still get the same $135K to $189K+ in depreciation deductions?
- Why wait 39 years to recover your money through tiny annual deductions when you can accelerate $135K to $189K+ in depreciation deductions immediately — for 10-49x 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.