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 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." — 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 – 908-472-5836
Anson Worrell – 720-690-6048
Website: walteroconnell.com

Walter O'Connell
TAX SERVICES, LLC

The Smart Switch to WOTS 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@walteroconnell.com
Anson: AnsonW@walteroconnell.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.

Results vary based on property specifics and tax situation.
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Always consult your client's tax professional.