

Below are some of the tax benefits after buying and building vacation rental homes on this land.

Cost Segregation study

Accelerates depreciation on new construction home.

All residential rentals are depreciated over 27.5 years

With the cost seg an engineer would come in and reclassify some of the 27.5 property to 5, 7 and 15 year property that currently can be accelerated into the first year.

This will then give the client more depreciation in the first couple of years rather than taking it over 27.5 years.

taking this expense earlier will bring down their net passive income for this property.

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