

# Fuel Stations and Convenience Stores

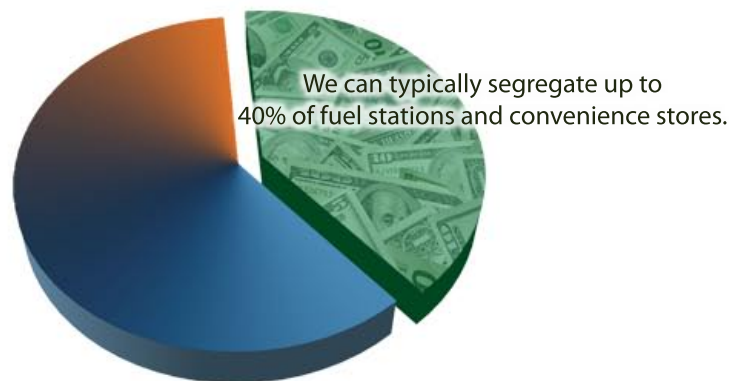
Cost Segregation Studies

## Fill Up Your Tank with High-Octane Tax Savings

Fuel stations and convenience stores are great opportunities for Cost Segregation savings. However, without the right experience and expertise, they can be tricky to navigate. These facilities have their own tax sections, procedures, and court case precedents. With so many different rules to follow, it's not surprising that many owners and their accountants have a hard time dealing with them.

We've got the experience and expertise to properly segregate gas station and convenience store properties. In one case, we were able to save a multiple-location owner over \$4 million in taxes!

These facilities have much to offer inside their buildings in terms of special electric, plumbing, and finish carpentry and cabinets. But outside the stores themselves is where we often find the largest possibility for savings: in the land improvements in the parking lots and surrounding areas. We can really start to find huge dollars in the tanks, the pumps, the canopies, and the rest of the special equipment found on gas station properties. These properties are great candidates for segregation.



MS Consultants has saved fuel station and convenience store clients millions of dollars over the years. Call us at 877-633-9840, or email us at [info@costsegs.com](mailto:info@costsegs.com) to learn more about what a Cost Segregation Study can do to save your substantial money on your property.

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