



Attorney/CPA/Engineer Cost Segregation Studies & Seminars
www.comprehensivepropertyreview.com

2007 Commercial Real Estate Conference “Cost Segregation” Seminars

“How to Profit with New Cost Segregation Depreciation & TaxSmartDesign™”

- ✚ Tax Traps, & Trends™
- ✚ Legally Turn \$100,000 into \$1,000,000?™
- ✚ The Difference Between the Nail & the Screw Could Be Worth Millions to Owners of Commercial Property™
- ✚ What’s Legal What’s Not™
- ✚ Plus: How To Profit With GreenBuild Options™
- ✚ Plus: New Disclosure Duties Owed to Owners™

Who Should Attend?

Commercial Real Estate Brokers, Commercial Property Owners, Developers, Architects, Engineers, Construction Managers (CMs), Contractors, Builders, CPAs

Presented by CPR™ Attorneys/CPAs/Engineers

*Attorney Richard Ivar Rydstrom, Esq. LL.M. Taxation

Practicing California American Trial Lawyer, Founder of TaxSmart Construction™, GreenBuild Options™ ContractorsClub™, DevelopersClub™ and CPR™ (www.comprehensivepropertyreview.com). Richard Rydstrom, Esq. LL.M. Taxation, law professor, nationally recognized lawyer, is published and quoted collectively hundreds of times in commercial real estate property owners and brokers’ association publications including:

- AIR Commercial Real Estate Association, The Associated General Contractors of America, Constructor Magazine (AGC), Forbes, Los Angeles Times, Chicago Tribune, Dallas Morning News, CPA journals, etc.
 - Apartment Owners Association (AOA), Apartment Association California Southern Cities,
 - 110th Congress of the United States of America, House Ways & Means Committee.

*Gary Fleming/Phil Jones: BKD CPAs

One of the 10 largest CPA and cost segregation advisory firms in the U.S., in joint venture with attorney Rydstrom’s Comprehensive Property Review™ (CPR™) have performed over 2000 cost segregation studies or tax or investment credit studies or reports including the SEARS TOWER, GOLDEN NUGGET, TRUMP CASINO, etc.

Presentation Topics

- A. Secrets of New IRS Tax Compliant “Cost Segregation Depreciation”™**
- a. How to *Legally* Turn a \$100,000 into \$1,000,000?™
 - b. Learn how to increase your cash flow and valuation at the same time!
 - c. **The Do’s & The Don’ts of Cost Segregation!**™
 1. Cost Segregation Audit Techniques Guide - Chapter 2 - Legal Framework
 2. New Engineering Requirements: CPA/Attorney Presentation/Report
 - d. **Latest News from IRS Chief Counsel on Cost Segregation**
 - i. Design Architects | DesignSmart Architects™
 1. Making Money on Building Design™
 - ii. Design Factors: INHERENT PERMANENCY TEST AND THE "WHITECO FACTORS"
 - iii. TaxSmart Construction™ | The Difference Between the Nail & the Screw Could Be Worth Millions to Owners of Commercial Property™
 - iv. Reference: www.comprehensivepropertyreview.com
 - v. **IRS Field Directive on Asset Class and Depreciation**
 - vi. Commercial Property Classifications
 - Residential
 - Office Buildings
 - Mixed Use
 - Retail – Strip Malls, Shopping Centers to Big Box
 - Medical Buildings
 - Manufacturing Buildings
 - Industrial Buildings
 - Biotech/Pharmaceutical Industry Directive
 - Restaurants
 - Hospitals
 - Leaseholds – Franchise Businesses
 - Casinos
 - Demolition
 - Traps, Tricks & Trends™
- B. Certain Seminars: Bonus Sections:**
- a. 4 Most Dangerous Trends Facing Commercial Owners™
 - b. The Only “Legal” Way to Protect Your Assets, Even If Being Sued!™
 - c. Avoiding Capital Gains, What’s Legal What’s Not™
 - d. Six Remaining Legal Methods of Deferring Taxes or Capital Gains!™
 - e. 2007 IRS Outlawed Private Annuity Trusts / I.R.S. Regs 1.72-6(e)
 - f. Warning on new Deferred Sales Trusts, CRTs, and IRS Notice 97-24
 - g. New IRS Notice 2007-73 issued August 13, 2007 re Installment sale Trusts ("Rushing Trusts")
 - h. New 110th Congress Trends Update: “Stop Tax Haven Abuse Act”
 - i. Reference: <http://www.whatslegalwhatsnot.com>
 - e. 2007 Asset Protection Update – Straight From Congress™
 - f. Expanding Lawsuit and Liability Circle Update
 - ii. Reference: www.developersclub.com
 - iii. Reference: www.landlordsclub.com

Up To Date Information

As Richard returns from his recent and upcoming September 2007 trips to DC, after personally meeting with the House Ways Means Chairman, Charles Rangel, Sen. Hillary Clinton, Sen. Dodd and other presidential candidates, he will present his latest 2007 What's Legal What's Not™ Seminar on Cost Segregation, and Asset Protection, Taxes, and Liability Risks.

Contact

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Comprehensive Property Review – CPR™

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A CPR/BKD CPA Venture

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