



We help commercial real estate owners drive profitability through strategic tax depreciation planning, energy services, and long-term wealth strategies.

Ideal Clients:

- ✓ Owners of commercial real estate that would like to save money on taxes
- ✓ Companies expanding operations through facility upgrades or acquisitions
- ✓ Organizations optimizing energy-efficient improvements.
- ✓ Owners and CFOs actively looking for ways to improve cash flow & tax savings
- ✓ Commercial Real Estate owners & developers
- ✓ Service Companies \$30M+
- ✓ Real Estate and Mortgage Brokers focused in mid-size to larger commercial real estate projects.
- ✓ Tax professionals and financial decision makers

Strategic Solutions:

- Cost Segregation (includes Bonus Depreciation & Partial Asset Disposition 'PAD')
- Tangible Property Regulations (TPRs)
- 263A UNICAP Exemption
- Method Change For Service Industries
- Green Zip Tape
- Research & Development Tax Credits
- Energy, Water and Waste Optimization
- Wealth Strategies

Why Choose Us:

"At Innovate Real Estate, our focus extends far beyond traditional cost segregation. We deliver layered advanced tax strategies, energy optimization solutions, and wealth-building services designed to maximize profitability, reduce liabilities, and accelerate growth for forward-thinking companies nationwide."

"Where Innovation Meets Results."

www.INNOVATerealestate.net

SUCCESSFUL PROJECTS COMPLETED



Property Type	Cost Basis	Project Net Tax Savings
Rental Condo	\$772,662	\$80K
Dental Practice (New Build)	\$1,819,322	\$325K (Cost Seg) \$537K (UNICAP) Total: \$862K
RV Park Resort (New Build)	\$14,000,000	\$1.8M (Cost Seg) + \$2.2M (UNICAP) Total: \$4M
Single Family Home - STR	\$5,196,000	\$192K (Cost Seg) \$385K (UNICAP) Total: \$577K
Plastic Surgery Practice (New Build)	\$5,754,901	\$600K (Cost Seg) + \$800K (UNICAP) Total: \$1.4M
Multi-Family Apartments (New Build)	\$18,200,000	\$1.2M (Cost Seg) + \$2.3 (UNICAP) \$1.1M (179D) Total: \$3.5M
Townhome Community (New Build)	\$27,000,000	\$3.6M (Cost Seg) + \$6.7M (UNICAP) Total: \$10.3M
Beverage Distribution Warehouse/office	\$40,000,000	\$19M (Cost Seg/Bonus Depreciation/PAD)
Industrial Product Manufacturing Facility	\$6,000,820	\$1.08M (Cost Seg)
Jet Hangar (New Build)	\$16,089,049	\$935K (Cost Seg) + \$1.8M (UNICAP) \$265K (179D) Total: \$3M
Auto Dealership Improvements	\$4,700,000	\$244,377 (Cost Seg) + \$8,200 (179D) Total: \$252,577
Industrial Warehouse	\$52,744,106	\$4.3M (Cost Seg) + \$1.1M (179D) Total: \$5.4M
Movie Production Film Site	\$19,000,000	\$3.8M (Cost Seg) + \$1.2M (TPRs) Total: \$5M
Multi-Family/Restuarant (Adaptive Reuse)	\$77,000,000	\$5.4M (Green Zip Tape)

Ready to Optimize Your Tax Strategy?

Contact Us!



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Who Do You Know?

- Commercial Real Estate Owners, Private, Partnerships & Publicly Traded
- Service, Logistics & Transportation Companies with revenues over \$30M
- Real Estate Improvement Projects <\$350K+
- Sectors; Industrial, Manufacturing, Medical, Auto Dealership, Retail, Multi-family, Hotel/Hospitality, Office, Self Storage, Sr. Living, Student Housing, Data Center
- Property Assets: \$500K to \$500M+
- Actively seeking tax-saving strategies