



Navigate the tax complexities of tangible property

Crowe fixed asset services



Audit / Tax / Advisory / Risk / Performance

Smart decisions. Lasting value.™

For companies with significant capital expenditures, maximizing return on investment is essential. Crowe fixed asset services support your needs throughout the entire life cycle of tangible property – starting with the acquisition, during ownership, and through disposal.

Capitalizing on your investments

Crowe specialists can help streamline complex processes to optimize the tax and financial reporting implications of your fixed asset strategy. We incorporate a holistic approach that considers comprehensive options for:

- Accelerating deductions through identification of embedded short-life and currently deductible components
- Proper accounting for asset and partial asset disposals
- Properly recording assets for property tax purposes

Acquisition	
Strategic management of fixed assets requires diligence from the outset. Our team can guide you through each hurdle by providing services related to:	
COST SEGREGATION	Crowe uses proprietary technology to perform high-quality analyses that meet or exceed IRS standards. Our dedicated team includes CPAs, enrolled agents, engineers, certified cost estimators, and licensed building professionals with more than 60 years of combined experience.
TANGIBLE PROPERTY REGULATIONS	Our team can help you comply with federal regulations and optimize the tax implications of acquiring tangible property.
EMBEDDED COSTS	We can help identify deductible research and experimentation expenditures embedded within fixed assets that, if subjected to depreciation, would take years to recover.
PURCHASE PRICE ALLOCATION	We have the expertise necessary to help you properly allocate purchase price for acquired tangible assets to establish proper reporting for tax, regulatory, and financial accounting purposes.
FEDERAL ENERGY AND REHAB INCENTIVES	We have experience in identifying lucrative federal tax incentives for investing in renewable energy, energy efficient property, or rehabilitation of historic structures.
SALES AND USE TAX	Our state and local tax specialists can confirm eligibility for important sales and use tax exemptions on eligible construction costs.
SELF-CONSTRUCTED ASSETS AND UNIFORM CAPITALIZATION	Our professionals are proficient in the application of complex tax rules determining when additional capitalization requirements are triggered, and in quantifying adjustments necessary to maintain tax compliance.

Ownership

Optimizing the value of buildings, land, and equipment requires a strategy for maximizing your return on investment. Our team can unlock tax saving opportunities using expertise in:

FIXED ASSET ANALYSIS	A comprehensive review of fixed assets can enable recovery of your investment as quickly as possible, using strategies that comply with complex tax rules. This process can uncover opportunities to accelerate tax deductions, increase cash flow, and lower your organization's cost of capital.
REPAIR AND MAINTENANCE METHODOLOGY	Deductible repairs and capital improvements often look very similar to the untrained eye. We can guide you through the complex nuances of the tangible property regulations to help you avoid overcapitalizing property for tax purposes.
UNIT OF PROPERTY MAJOR COMPONENT IDENTIFICATION	Repair regulations require taxpayers to identify and delineate units of property and major functional components within their assets. We can help your organization establish processes and apply technology to simplify the application of complex rules.
FIXED ASSET SOFTWARE SERVICES	Accurate results in your fixed asset register require proactive planning. We can use technology to streamline the resolution of potential issues in fixed asset reporting.
OUTSOURCED TAX DEPRECIATION	Many organizations lack the experience and expertise necessary to optimize fixed asset investments. With Crowe outsourced fixed asset depreciation services, you can be confident your tax depreciation is stated accurately and is compliant with the applicable guidance.
STATISTICAL SAMPLING CAPABILITIES	For taxpayers with a large volume of capital expenditures, testing a cross section can drive efficiency in the planning process. Our statistical sampling services can make analysis of large data sets manageable, and unlock the value otherwise lost within the volume.
STATE AND LOCAL PROPERTY TAX CONSULTING	An assessment of fixed assets can often uncover items no longer in service. Our property tax specialists can perform a comprehensive review, confirm valid use, and recommend updates to reporting to minimize tax burden.

Disposal

Planning for the disposal of fixed assets requires careful consideration to avoid unintended tax consequences. Our team can help you comply with the latest guidance and provide tax effects that serve your strategy.

DISPOSITION AND ABANDONMENT STUDIES	Recognizing full and partial disposal of assets, recording the appropriate gain or loss, and confirming proper documentation of results requires diligence and expertise in applying complex tax rules. We can perform a comprehensive review of capital expenditure activity to confirm your fixed asset ledger and tax depreciation expense are accurately stated and only reflect assets still in service.
LIKE-KIND EXCHANGE PLANNING	Use of like-kind exchanges (LKE) in the disposition of property is one of the most effective tax strategies available to defer taxes and maximize cash flow. Proper application of LKE requires comprehensive planning, including consideration of cost segregation, repairs and maintenance, and disposition methodologies. The Crowe fixed asset team can help you maximize the benefit and maintain compliance in your LKE program.



Learn more

For more information about Crowe fixed asset services and other federal tax solutions, contact:

Ed Meyette, Partner
+1 616 752 4234
edward.meyette@crowe.com

Expertise makes the difference

Crowe works with you to determine fixed asset tax strategies to maximize your investment in fixed assets at every stage. You can rely on our team of dedicated professionals for the expertise in tax, accounting, valuation, engineering, and technology needed to assist with your tax and organizational strategies.

About Crowe

“Crowe” is the brand name under which the member firms of Crowe Global operate and provide professional services, and those firms together form the Crowe Global network of independent audit, tax, and consulting firms. Crowe may be used to refer to individual firms, to several such firms, or to all firms within the Crowe Global network. The Crowe Horwath Global Risk Consulting entities, Crowe Healthcare Risk Consulting LLC, and our affiliate in Grand Cayman are subsidiaries of Crowe LLP. Crowe LLP is an Indiana limited liability partnership and the U.S member firm of Crowe Global. Services to clients are provided by the individual member firms of Crowe Global, but Crowe Global itself is a Swiss entity that does not provide services to clients. Each member firm is a separate legal entity responsible only for its own acts and omissions and not those of any other Crowe Global network firm or other party. Visit www.crowe.com/disclosure for more information about Crowe LLP, its subsidiaries, and Crowe Global.

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