

Unlock Immediate Tax Savings with the UNICAP Small Business Exemption



Rhett Gagon

 (801) 899-9454

 Rhett@SpecialtyTaxllc.com



WHAT WE DO

At Specialty Tax, we help real estate developers and property owners **expense development costs** that would otherwise be capitalized under UNICAP.

HOW MUCH CAN YOU SAVE?

On average, **10-30%** of total developmental costs can be expensed immediately, reducing your tax liability this year.



What Costs Are Eligible?

- ✓ Construction Interest
- ✓ Engineering & Architectural Fees
- ✓ Portions of Soft Costs & Permits
- ✓ Portions of Building Permits
- ✓ Other Development Expenses

Do You Qualify?

- ✓ Property Built Since 2018
- ✓ Self-Constructed Asset (Owned During Construction)
- ✓ Small Business Taxpayer (Gross Receipts of \leq \$30M)
- ✓ Not a Syndicate (Let's discuss)

Get
Started
Today!

Send us your development costs and depreciation schedule, and our team will provide a **customized savings analysis**—helping you take full advantage of the UNICAP Exemption.

 [Contact Us Today](#)

