

AREAS OF EXPERTISE

Economic Development

Reducing startup costs for new, renovated and expanding facilities through experienced economic development negotiations, statutory analysis, tax credit review and compliance.

Tax-Based Solutions

Strategic tool to accelerate depreciation deductions, reduce tax liability and increase cash flow by identifying certain assets that can be reclassified to a shorter depreciable life.

Energy Saving Solutions

Affordable high-impact Solutions for reducing, and in some cases completely eliminating, electric utility costs.

**Honesty, Integrity,
Discipline, and
Performance**

EMPOWER

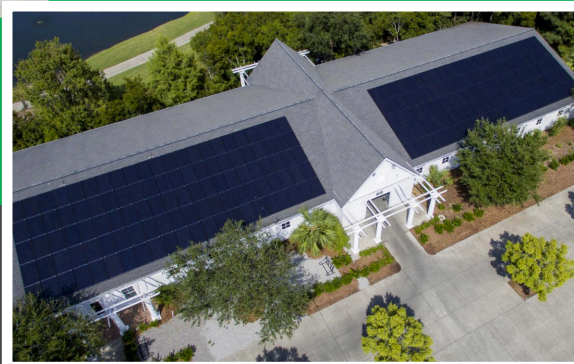
S O L U T I O N S

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EMPOWER

S O L U T I O N S

Empower Solutions, LLC delivers value to your bottom line in any one of our three core services.

- **Economic Development Programs**
- **Tax-Based Services**
- **Energy Saving Solutions**

Empower Solutions (ESG) will help you reduce startup costs for new and expanding facilities through experienced Economic Development Program negotiations, Statutory Look-Back Analysis and Tax Credit Review, Tax Based Solutions including Cost Segregation Studies and Renewable Energy Solutions, including solar.

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ECONOMIC DEVELOPMENT PROGRAMS

ESG provides a proven, experienced, one stop source for Economic Development Program negotiations throughout North America.

Many companies today are not aware that they are eligible for Economic Development Program benefits, which apply to all size companies that are growing, expanding, creating jobs, and adding new capital investments. Our knowledge of current legislation, revenue rulings, and court cases provides a thorough and supportable analysis.

Federal & State Tax Credits

New Job Creation, Enterprise & Empowerment Zone, Environmental, Energy, Infrastructure

Grants & Abatements

Property Tax, Sales and Use Tax Exemptions and Sharing Agreements, Grants, Offsets, Infrastructure, Brownfield

Infrastructure Improvements

TIFs, Community Development, Block Grants, Industrial Development Bonds

ESG offers a no-cost benefit analysis that details all the information needed to make an informed decision.

ACCOMPLISHMENTS

- Produced 2MM in negotiated economic development services for a VA based retail facility.
- Successfully negotiated over \$2B in economic development programs for various clients.
- Produced \$600K in tax credits through statutory look back study for a Charleston area medical group.

TAX BASED SOLUTIONS

Cost Segregation is a strategic tool utilized by tax professionals, commercial real estate owners, investors, tenants and developers to accelerate depreciation deductions, reduce tax liability and increase cash flow by identifying certain assets that can be reclassified to a shorter depreciable life. The basic premise of a cost segregation study is based on the time value of money. By reclassifying certain assets, taxpayers are able to take advantage of the front-loaded depreciation deductions. This IRS accepted practice, if conducted by a qualified individual, is 100% defensible and can be utilized on commercial and income-producing residential properties.

- As an example, for each \$100,000 of costs moved from 39-year property to 5-year property, a \$25,000 10-year net present value savings is realized.
- Cost segregation allocates around 15% to 50% of direct and indirect costs to shorter recovery periods.
- While associated most often with new construction and acquired properties, it can also be applied in redevelopments, look-back studies, lease-hold improvements and dispositions.

ACCOMPLISHMENTS

- Realized \$650K in accelerated cash flow on a portfolio of office buildings.
- Recognized over \$400K in first year tax savings on a renovated manufacturing facility.

ENERGY SAVING SOLUTIONS

Our energy solutions range from: Solar Systems, to LED Lighting, to HVAC Control Packages. We provide a risk free, up front energy audit to identify potential savings.

Renewable Energy Solutions: Solar-Solutions make productive use of: building rooftops, parking structures, gas station canopies, open fields, and more, turning unproductive spaces into energy-generating and income-producing assets.

LED Lighting can provide substantial savings on new construction or retrofit projects on an annual basis.

ESG will work with you to identify and take advantage of all applicable financial incentives; including Federal & State tax credits, depreciation on allowances, federal and state agency loans and grants and utility incentives-rebates. By doing so, the effective cost of Solar Solutions is dramatically reduced, and positive cash flow is realized in less time.

Whether you are interested in owning your system, or taking advantage of innovative leasing options, ESG offers a range of financing options to fit your needs.

ACCOMPLISHMENTS

- Reduced energy usage by 3.2MM kWh, and secured energy rebate of \$750K for a national telecommunications company.
- Reduced annual energy usage by 4.8MM kWh for a national financial group.

CALL US
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