

Elite Properties LLC

CPA Pre-Approval Packet — Elite Remote Cost Seg Report

One-page briefing for the tax preparer. The client can forward this before they buy.

What this product is

A remote cost-segregation analysis of **one single-family rental**. Flat fee. No contingency. Prepared by Malachi Greb, Elite Properties LLC, Evansville, Indiana. Method: cost basis, public record, and photographs the client submits after payment.

The deliverable is an Elite Remote Cost Seg Report for the CPA to review. The CPA owns tax treatment and books depreciation. We do not file the return.

Scope limits

SFR only. Standard pricing covers a typical SFR up to about 4,000 finished square feet or \$500,000 cost basis. No on-site visit. No PE stamp. No audit defense. No savings guarantee. No tax opinion.

Fees and clock

Same report at every tier. Standard \$495 — 7 days after inputs complete. Express \$695 — 3 days. Rush \$895 — 1 business day, subject to availability. Clock starts when address + photos + major-changes note are complete.

If the property is not an SFR we can analyze, or it has no meaningful short-life components, we refund before the clock starts. If we deliver the report and the CPA will not use the file, we refund the fee when they say so in writing.

Invoice: Elite Properties LLC · Contact: AI@EliteAutomationUSA.com · <https://elitepropertiesstr.com/costseg>

This packet is not a tax opinion and not a quote for a specific house.