AFFORDABLE LUXURY • RENT-READY DUPLEXES



TWO TEN COMMUNITIES

YEAR-END TAX STRATEGY

CLOSE BY DECEMBER 31

GIFT YOURSELF A

BIG 2026 TAX DEDUCTION

Close on a TwoTen Communities rent-ready duplex and place it in service by December 31, 2026, and you could take a LARGE first-year deduction!

HOW IT WORKS

STEP 1

Buy a Duplex and Place It in Service

The One Big Beautiful Bill Act made **100% bonus depreciation permanent** for qualified property acquired and placed in service after January 19, 2025.

STEP 2

Order a Cost Segregation Study

The cost segregation study separates parts of the property with shorter lives like appliances, flooring, cabinets, fencing, driveways and landscaping.

STEP 3

Deduct Shorter Life Parts in Year One

Deduct 100% of those shorter life parts in the first year. Plus, Texas has no state income tax, so there are no state depreciation adjustments to manage.

WHAT THIS MEANS FOR YOU

Normally an investor deducts a rental building a little at a time over 27.5 years. The result is a large deduction in the year the duplex goes into service.

For an investor with a big tax bill, that can offset much of the down payment.*

Ask About Special Interest Rates

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