



Lindsay Bryan

Owner

Palmetto Cost Segregation, LLC

Licenses & Certifications

- ASCSP CCSP #C0141-1
- CPA, South Carolina #8043
- CPA, Georgia #031261

Contact Information

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Experience

Prior to establishing Palmetto Cost Segregation, LLC, Lindsay worked for KPMG, LLP managing large fixed asset projects for the New England business unit which includes Boston, Albany, Buffalo, Rochester, Syracuse, Hartford, Stamford, Providence and Colchester. As a member of the Accounting Methods and Credit Services (AMCS) Group, she was responsible for the oversight and management of fixed asset engagements, including Cost Segregation Services, Tangible Property Regulation Assessments, Fixed Asset Reviews and Depreciation Studies. Cost segregation engagements included projects of varied complexity - from analyzing a newly constructed theater to performing a study using statistical sampling on 50 properties owned by one of the United States' largest franchisors of fitness centers. While at KPMG, she led a nationwide effort to introduce new software to the cost segregation practice, allowing for analyses and measurements to be performed electronically on construction drawings. Additionally, she worked closely with KPMG's top fixed asset resources from Washington National Tax ("WNT") to create model templates for the filing of Forms 3115 *"Application for Change in Method of Accounting"* and to assist in the resolution of issues related to asset classifications for federal tax purposes.

Before her Big Four experience, Lindsay led the Fixed Asset Service practice for Dixon-Hughes Goodman, LLP, the largest regional CPA firm based in the Southeast. She managed cost segregation studies and other fixed asset projects "cradle-to-grave" for all 30 offices and served as the firm's top technical resource for depreciation-related issues. Lindsay was responsible for the design and implementation of templates, work tools, training curriculum, manuals, and other practice and quality control documents to improve efficiencies, ensure compliance with tax law and firm policy, and maintain the integrity of client deliverables. In addition to recruiting, training and mentoring staff associates, senior associates and manager for the firm-wide practice, she developed presentations for continuing education for partners, staff and industry leaders throughout the firm. Due to her extensive experience with auto dealerships, she was selected to host a webinar on cost segregation and energy incentives to Dealer's Edge.

Over the past 10 years, Lindsay has worked with clients in various industries including hospitality, retail, financial, health care, personal and professional services, manufacturing, recreation, energy, and agriculture. Her cost segregation experience includes projects of great diversity and varying complexity. She has conducted studies on a wide variety of buildings (see attached "Project Experience"). These projects have involved buildings which were purchased, constructed, renovated, expanded, exchanged, remodeled, or the result of basis adjustments ("step-ups"). Her diverse experience also includes cost segregation studies and fixed asset analyses performed on portfolios and investments ranging from under \$500,000 to over \$1,500,000,000.

Lindsay is certified as a Certified Cost Segregation Professional ("CCSP") by the American Society of Cost Segregation Professionals ("ASCSP") and is licensed as a Certified Public Accountant in South Carolina and Georgia.

Project Experience

Lindsay Bryan, *Owner*
Palmetto Cost Segregation, LLC

<i>Industry</i>	<i>Description of Facilities</i>
<i>Manufacturing & Industrials</i>	Poultry and pork production; paper and pulp conversion; printing and publishing; manufacture and molding of plastic products; steel processing; cereal production; breweries; marine repair; warehouses; truck repair and service centers; manufacture of glass, lighting, electrical components, lawn care equipment, and armored vehicles; as well as a concrete plant and aluminum smelter.
<i>Hospitality & Tourism</i>	Resorts, convention centers, boutique inns and various chains of motels and hotels, including Aloft, Comfort Inn & Suites, Marriott, Courtyard, Edition.
<i>Auto Dealerships</i>	Toyota, Nissan, Chevrolet, Mercedes, Honda, Ford, GMC, Buick, Kia, Lincoln, Volkswagen, Hyundai, Chrysler, Jeep, Dodge, Mazda, BMW, Cadillac, Infiniti, Volvo, used sale centers, specialty dealerships as well as body shops and collision centers.
<i>Healthcare</i>	Urgent care centers, medical office buildings, plastic surgery centers, dental offices, dialysis clinics, a psychiatric ward and various outpatient facilities
<i>Residential</i>	High-rise apartments, garden style apartments, townhomes, retirement communities, low income housing, assisted living facilities, student housing
<i>Retail & Restaurants</i>	Shopping centers, big-box stores, pharmacies, supermarkets, restaurants, bars and taverns, and other retail stores
<i>Personal & Professional Services</i>	Fitness centers, salons and spa, professional service offices, laundromats, dry cleaners, funeral homes, banks, theaters, schools
<i>Warehousing & Storage</i>	Mini-warehouses, self-storage facilities, cold storage, warehouses, distribution and shipping centers

