



Phillip Son, CPA

Partner – Pacific Cost Segregation
Los Angeles, California

Engineering Tax Specialists

(626) 252-7287
psoncpa@pacseg.com
psoncpa@yahoo.com

PCS website
www.pacseg.com
www.pacificcostseg.com

Industries

Real estate

Hospitality

Manufacturing

Retail

Healthcare

Commercial

Residential

Sports and entertainment

Medical

Certification

CPA (licensed in California)
Lic. # 87969

Professional Affiliations

American Society of Cost Segregation Professionals,
Senior Member # S0087-08
www.ascsp.org

AICPA member

CalCPA member

Education

M.S. in Taxation, Golden Gate
University, San Francisco, CA

B.A. in Economics and
Operations Research - Columbia
University, New York, NY

Phillip Son is a Partner and co-founder of Pacific Cost Segregation (PCS) and has over 8 years of experience in the taxation and accounting fields. He specializes in commercial fixed asset management with an emphasis in cost segregation for acquired and self-constructed assets.

Mr. Son's previous experience includes serving as Regional Manager of Cost Segregation at The Schonbraun McCann Group (a subsidiary of FTI Consulting), and Manager at Navigant Consulting, Inc.'s Los Angeles based Cost Segregation practice. While at PricewaterhouseCoopers LLP, he was a tax professional specializing in the Cost Segregation and Property Tax fields.

Mr. Son has instructed Cost Segregation training seminars and authored articles on the benefits of a cost segregation study. He has provided tax savings advice which has benefited his clients and has been featured in publications such as the Korean American Society of CPAs.

Mr. Son's Cost Segregation experience is in various industries including; retail and retail developers, restaurant, hotel and hospitality, gaming, food products manufacturing, sports venues, financial institutions, commercial office and tenant leaseholds, Real Estate Investment Trusts (R.E.I.T.), and the pharmaceutical / Biotech industries.

Mr. Son's largest engagement to date includes the coordination of the engineering analysis on a \$680 million R&D facility. His IRS mitigation and audit support experience aided in the sustained (no-change adjustment) on the subsequent IRS review of this project. Mr. Son has completed various depreciation studies which included the use of statistical sampling. He has prepared Cost Segregation studies for both financial as well as federal tax reporting purposes. He has also preformed related studies; such as, IRC Section 162 (Business Expense), 165 (Abandon / Loss Property), 174 (Research and Experimentation), and 1031 (Like Kind Exchange), as well as 3115 (Change in Accounting Methods) fixed asset review & depreciation optimization studies under (Rev. Proc. 2002-9 and 2008-52). In addition, Mr. Son has extensive experience in developing electronic asset "downloads" and "uploads" to meet client's specific Fixed Asset software requirements.

Mr. Son's Property Tax experience includes; Personal Property Tax return preparation and filings in the Western, Central and Eastern regions, as well as California State Real Property Tax appeal preparation (Proposition 8 and Proposition 13) for office buildings, warehouses facilities, commercial and retail centers.

Mr. Son holds a B.A. in Economics and Operations Research from Columbia University, a M.S. in Taxation from Golden Gate University and is a Certified Public Accountant in California. He is a senior member of the American Society of Cost Segregation Professionals, and a member of AICPA and CalCPA.

