



COST SEGREGATION - BENEFIT ESTIMATE

PREPARED FOR:	ABC Company		
PROPERTY ADDRESS:	123 Broadway		
ACQUISITION BASIS:	7000000	CAD TAX BASIS OF IMPROVEMENTS:	2660000
TAX RECORDS % LAND:	62%	EX-BUILD OR NEW CONSTRUCTION:	EX-BUILD
TAX RECORDS % IMPROVEMENTS:	38%	ESTIMATED ANNUAL NOI:	420000
ACCUMULATED DEPRECIATION:	0	YEAR END DATE W CSS:	12/31/26

YEAR 1 ESTIMATED DEPRECIATION* EXPENSE
WITHOUT A COST SEGREGATION STUDY AND
 WITHOUT BONUS DEPRECIATION:

* ASSUMES STRAIGHT-LINE DEPRECIATION OVER 39 YEARS

\$ 68,205

YEAR 1 ESTIMATED DEPRECIATION* EXPENSE
WITH A COST SEGREGATION STUDY AND
 ELIGIBLE BONUS DEPRECIATION:

\$ 669,590

* ASSUMES CERTAIN ASSETS ARE ELIGIBLE FOR BONUS DEPRECIATION BASED ON COMPARABLE STUDIES. ACTUAL RESULTS MAY VARY

NUMBER OF MONTHS ESTIMATED **TAX FREE CASH FLOWS**

19

Steps to claim bonus depreciation:

Review this estimate

Engage w SEGTEX

SEGTEX Conducts Cost Seg Study:

- Identify on-site MACRS Assets
- Engineers Value Replacement Cost of MACRS Assets
- Legal Review and Draft Report for Client
- Upon Client Approval of Draft, Final Report Provided
- IRS FORM 3115 Provided to Client to include w Tax Return

For more information, contact:

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This document is an estimate and cannot be considered an IRS-compliant evaluation of the assets, replacement values, legal or tax considerations or a final cost-segregation study. In the event the client engages SEGTEX LLC for a cost segregation study, terms and fees will be specified in the engagement letter.