

COST SEGREGATION STUDY PROPERTY ANALYSIS

**Retail Store
(EXAMPLE)**

We are pleased to provide this Cost Segregation Study Property Analysis for Retail Store. The following chart outlines the “benchmark” estimate for the expected results. We look forward to visiting with you to review these favorable economic results.

PHASE I: Preliminary Analysis and Identification

Building Cost \$ 1,985,250

Date Acquired July 2003

Tax Year: 2006 2009

Current Method

Accumulated Depreciation Reported
39 year straight line method \$ 176,072 \$ 328,777

Alternative Method

Cost Segregation Study Accumulated Depreciation

5 yr.	\$ 344,862	\$ 416,903
15 yr.	\$ 67,140	\$ 108,772
39 yr.	\$ 119,729	\$ 223,569
Total	\$ 531,731	\$ 749,243

Results for Tax Year: 2006 2009

Increased Accumulated Depreciation Expense	\$ 355,659	\$ 420,465
Tax Rate (Estimated)	36.0%	36.0%
Estimated Accumulated Tax Savings Benefit	\$ 128,037	\$ 151,368

These results represent a benchmark of the expected results. The accumulated tax reduction benefit estimated for tax year 2006 is \$128,037, and the accumulated tax reduction benefit estimated for tax year 2009 is \$151,368.