



Cost Segregation Final Results

Project Name

123 Sample St. Chicago IL 60606
Project Reference Code: H1lfHr_O

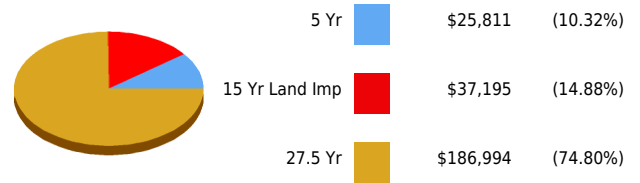
Date of Results: 08/01/2016

SUMMARY OF TAX BENEFITS

Additional Tax Deductions Year 1	\$15,474 ^[1]
Increased Cash Flow Year 1	\$6,190 ^[2]
Additional Tax Deductions Years 1-5	\$29,638 ^[1]
Increased Cash Flow Years 1-5	\$11,855 ^[2]
Net Present Value (after Tax)	\$8,357 ^[3]

[1] Calculations are estimates and should not be relied upon for reporting on your tax return. Consult your tax advisor about reporting Cost Segregation results on a tax return.
[2] Assumes an effective federal and state tax rate of (40%).
[3] Assumes a return on investment (ROI) factor of (8%)

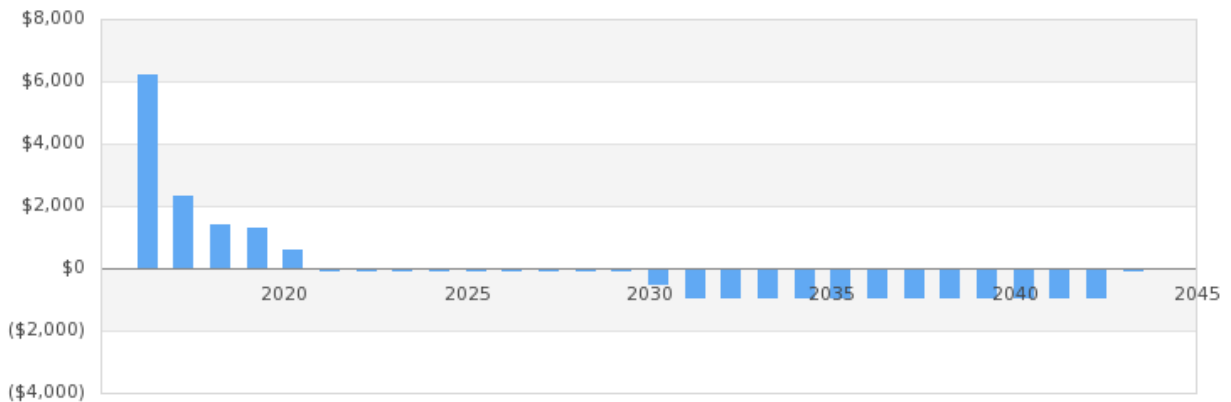
ALLOCATIONS AFTER STUDY



Depreciable Tax Basis	\$250,000
Date Acquired	07/29/2015
Owner Tax Rate	40%
Return on Investment Factor	8%
Current Tax Year	2016

Total Reclassification	Tax Basis	% allocated
5 Year Property	\$25,811	10.32%
15 Year Real Property	\$37,195	14.88%
27.5 Year Real Property	\$186,994	74.80%
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	\$250,000	

INCREASED CASH FLOW



Cost Segregation Result Schedule

Building System	Category Description	Allocated Purchase Cost	Life YR	Method	Asset Class
Building Structure and Interiors	Interior Walls & Ceilings	\$45,385	27.5	SL	RealProperty
	Bathroom Vanities	\$2,539	27.5	SL	RealProperty
	Wood Flooring	\$9,975	27.5	SL	RealProperty
	Roof Structure	\$11,730	27.5	SL	RealProperty
	Windows	\$5,193	27.5	SL	RealProperty
	Doors	\$4,797	27.5	SL	RealProperty
	Foundation & Framing	\$56,785	27.5	SL	RealProperty
	Other Flooring	\$1,689	27.5	SL	RealProperty
	Roof Covering	\$5,665	27.5	SL	RealProperty
	Plumbing	Water & Waste Utility Services	\$2,091	27.5	SL
	Bathroom Plumbing Fixtures	\$12,984	27.5	SL	RealProperty
HVAC	HVAC Equipment	\$13,330	27.5	SL	RealProperty
Building Electrical	Electrical Service & Wiring	\$4,211	27.5	SL	RealProperty
	Electrical Utility Services	\$1,258	27.5	SL	RealProperty
	Lighting	\$7,934	27.5	SL	RealProperty
Fire Protection	Fire Alarms	\$1,428	27.5	SL	RealProperty
<i>Real Property Subtotal</i>		\$186,994			
Other Non-Structural Interiors	Ceiling Fans	\$1,298	5	200%DB	57.0
	Removable Flooring	\$1,555	5	200%DB	57.0
	Kitchen Sink & Plumbing	\$2,446	5	200%DB	57.0
	Carpet	\$7,290	5	200%DB	57.0
	Kitchen Cabinets & Countertops	\$6,348	5	200%DB	57.0
	Appliances	\$5,136	5	200%DB	57.0
	Blinds & Curtains	\$577	5	200%DB	57.0
	Appliance Power & Plumbing	\$1,161	5	200%DB	57.0
<i>Non-Structural Interiors Subtotal</i>		\$25,811			
Sitework	Site Walls	\$2,802	15	150%DB	00.3
	Landscaping	\$9,997	15	150%DB	00.3
	Other Site Improvements	\$1,962	15	150%DB	00.3
	Driveway & Walks	\$11,613	15	150%DB	00.3
	Site Fencing	\$3,070	15	150%DB	00.3
	Deck/Patio	\$7,751	15	150%DB	00.3
<i>Site Work Subtotal</i>		\$37,195			
GRAND TOTAL		\$250,000			