



COST SEGREGATION

INITIATIVES

Name	Car Dealership	Date	2/18/2016
Property Type	Autodealership	Project Number	01.04.2554
Total Building Cost	\$ 3,597,738		
Less: Land Value	\$ -		
Total Depreciable Basis	\$ 3,597,738		
Estimated Marginal Tax Rate	42%		
Date Placed in Service	4/15/2015		

Estimated Benefit Based on Actual Results

In order to illustrate the benefit of our Cost Segregation Findings, the following table displays the increased depreciation which will lead to increased cash flow. The below numbers are not intended to be definitive, as individual taxpayer situations will dictate actual benefits of applying the Cost Segregation Report.

Tax Year	Increased Depreciation	Expected Increase of Cash
2015	\$145,158	\$60,966
2016	\$247,774	\$104,065
2017	\$155,521	\$65,319
2018	\$97,463	\$40,934
2019	\$88,375	\$37,118
Totals	\$734,291	\$308,402

Summary of Net Present Value Benefits

10 Year Net Present Value	20 Year Net Present Value	30 Year Net Present Value
\$297,447	\$278,341	\$250,560

Cost Segregation Initiatives is pleased to provide you with these positive results. We look forward to potentially working with you in the future to handle your Cost Segregation needs. If you have any questions or have any concerns please do not hesitate to call us at (225) 910-8359



COST SEGREGATION INITIATIVES

Car Dealership Cost Segregation Overview Comparison of Actual Deductions By Year

Date 2/18/2016
Project Number 01.04.2554

Deductions by Year Before Cost Segregation Study					
Year	5 Year	7 Year	15 Year	39 Year	Total
2015	\$ -	\$ -	\$ -	\$ 65,344	\$ 65,344
2016	\$ -	\$ -	\$ -	\$ 92,250	\$ 92,250
2017	\$ -	\$ -	\$ -	\$ 92,250	\$ 92,250
2018	\$ -	\$ -	\$ -	\$ 92,250	\$ 92,250
2019	\$ -	\$ -	\$ -	\$ 92,250	\$ 92,250
2020	\$ -	\$ -	\$ -	\$ 92,250	\$ 92,250
2021		\$ -	\$ -	\$ 92,250	\$ 92,250
2022			\$ -	\$ 92,250	\$ 92,250
2023			\$ -	\$ 92,250	\$ 92,250
2024			\$ -	\$ 92,250	\$ 92,250
2025			\$ -	\$ 92,250	\$ 92,250
2026			\$ -	\$ 92,250	\$ 92,250
2027			\$ -	\$ 92,250	\$ 92,250
2028			\$ -	\$ 92,250	\$ 92,250
2029			\$ -	\$ 92,250	\$ 92,250
2030			\$ -	\$ 92,250	\$ 92,250
2031				\$ 92,250	\$ 92,250
2032				\$ 92,250	\$ 92,250
2033				\$ 92,250	\$ 92,250
2034				\$ 92,250	\$ 92,250
2035				\$ 92,250	\$ 92,250
2036				\$ 92,250	\$ 92,250
2037				\$ 92,250	\$ 92,250
2038				\$ 92,250	\$ 92,250
2039				\$ 92,250	\$ 92,250
2040				\$ 92,250	\$ 92,250
2041				\$ 92,250	\$ 92,250
2042				\$ 92,250	\$ 92,250
2043				\$ 92,250	\$ 92,250
2044				\$ 92,250	\$ 92,250
2045				\$ 92,250	\$ 92,250
2046				\$ 92,250	\$ 92,250
2047				\$ 92,250	\$ 92,250
2048				\$ 92,250	\$ 92,250
2049				\$ 92,250	\$ 92,250
2050				\$ 92,250	\$ 92,250
2051				\$ 92,250	\$ 92,250
2052				\$ 92,250	\$ 92,250
2053				\$ 92,250	\$ 92,250
2054				\$ 26,906	\$ 26,906
Totals	\$ -	\$ -	\$ -	\$ 3,597,738	\$ 3,597,738

Deductions by Year After Cost Segregation Study					
Year	5 Year	7 Year	15 Year	39 Year	Total
2015	\$ 121,490	\$ 18,077	\$ 29,716	\$ 41,218	\$ 210,501
2016	\$ 194,385	\$ 30,988	\$ 56,461	\$ 58,190	\$ 340,024
2017	\$ 116,631	\$ 22,134	\$ 50,815	\$ 58,190	\$ 247,770
2018	\$ 69,978	\$ 15,810	\$ 45,733	\$ 58,190	\$ 189,712
2019	\$ 69,978	\$ 11,293	\$ 41,163	\$ 58,190	\$ 180,625
2020	\$ 34,989	\$ 11,293	\$ 37,044	\$ 58,190	\$ 141,517
2021	\$ -	\$ 11,293	\$ 35,095	\$ 58,190	\$ 104,578
2022		\$ 5,645	\$ 35,095	\$ 58,190	\$ 98,930
2023			\$ 35,095	\$ 58,190	\$ 93,285
2024			\$ 35,095	\$ 58,190	\$ 93,285
2025			\$ 35,095	\$ 58,190	\$ 93,285
2026			\$ 35,095	\$ 58,190	\$ 93,285
2027			\$ 35,095	\$ 58,190	\$ 93,285
2028			\$ 35,095	\$ 58,190	\$ 93,285
2029			\$ 35,095	\$ 58,190	\$ 93,285
2030			\$ 17,538	\$ 58,190	\$ 75,729
2031				\$ 58,190	\$ 58,190
2032				\$ 58,190	\$ 58,190
2033				\$ 58,190	\$ 58,190
2034				\$ 58,190	\$ 58,190
2035				\$ 58,190	\$ 58,190
2036				\$ 58,190	\$ 58,190
2037				\$ 58,190	\$ 58,190
2038				\$ 58,190	\$ 58,190
2039				\$ 58,190	\$ 58,190
2040				\$ 58,190	\$ 58,190
2041				\$ 58,190	\$ 58,190
2042				\$ 58,190	\$ 58,190
2043				\$ 58,190	\$ 58,190
2044				\$ 58,190	\$ 58,190
2045				\$ 58,190	\$ 58,190
2046				\$ 58,190	\$ 58,190
2047				\$ 58,190	\$ 58,190
2048				\$ 58,190	\$ 58,190
2049				\$ 58,190	\$ 58,190
2050				\$ 58,190	\$ 58,190
2051				\$ 58,190	\$ 58,190
2052				\$ 58,190	\$ 58,190
2053				\$ 58,190	\$ 58,190
2054				\$ 16,972	\$ 16,972
Totals	\$ 607,452	\$ 126,533	\$ 594,323	\$ 2,269,429	\$ 3,597,738

Depreciation Difference	Tax Effect
145,158	60,966
247,774	104,065
155,521	65,319
97,463	40,934
88,375	37,118
49,267	20,692
12,329	5,178
6,680	2,806
1,036	435
1,036	435
1,036	435
1,036	435
1,036	435
1,036	435
1,036	435
1,036	435
1,036	435
1,036	435
(16,521)	(6,939)
(34,059)	(14,305)
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(34,059)	(14,305)
(34,059)	(14,305)
(34,059)	(14,305)
(34,059)	(14,305)
(9,934)	(4,172)
\$ 0	\$ 0



COST SEGREGATION INITIATIVES

Car Dealership Cost Segregation Overview

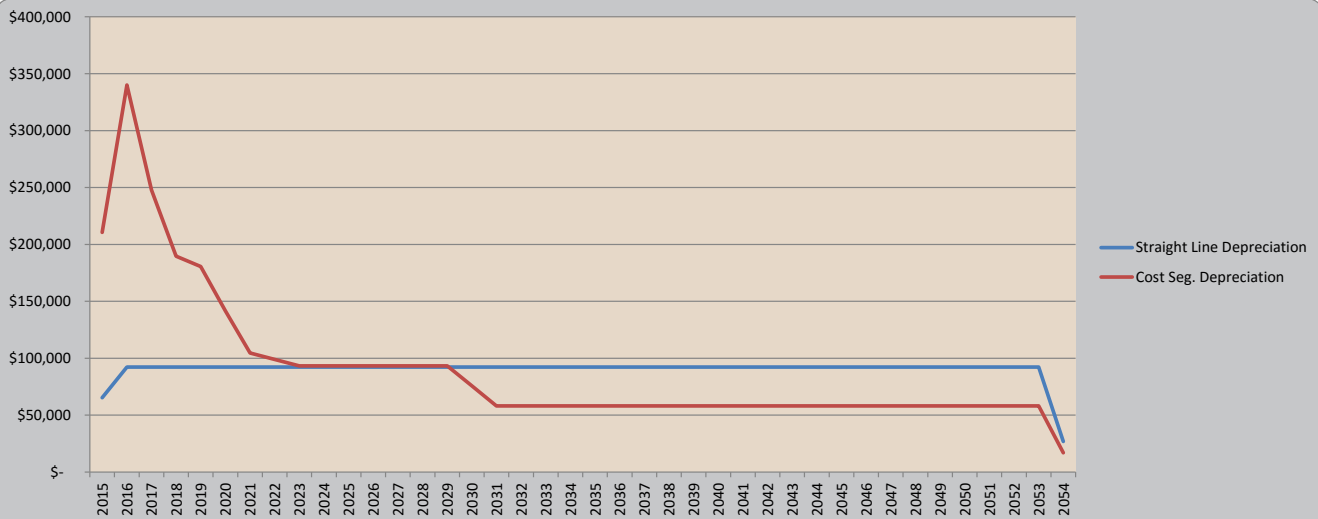
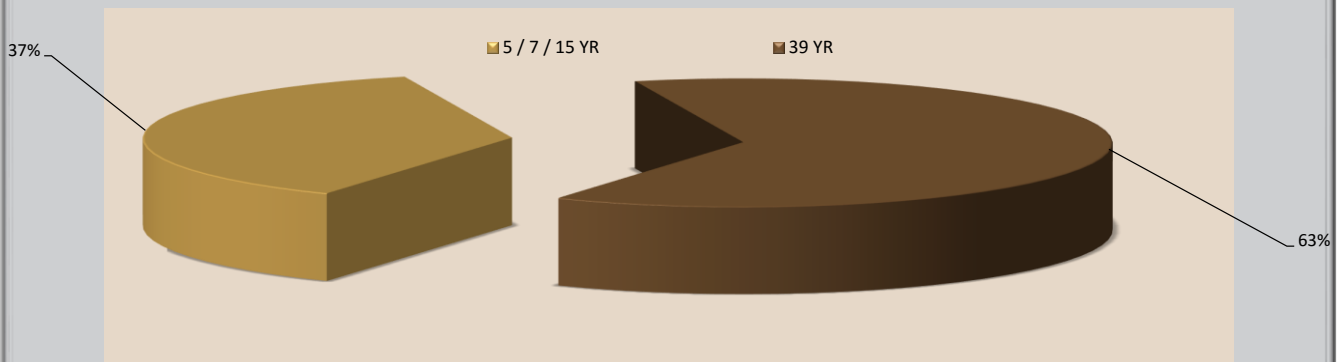
Date 2/18/2016

Project Number 01.04.2554

Analysis Assumptions

Depreciable Basis		3,597,738
Marginal Tax Rate		42%
Discount Rate		7%
5 Year Property	17%	607,452
7 Year Property	4%	126,533
15 Year Property	17%	594,323
39 Year Property	63%	2,269,429

Segregated Property





**Car Dealership
Cost Segregation Overview
Net Present Value**

Date 2/18/2016
Project Number 01.04.2554

Tax Year	Depreciation Without Cost Segregation	Depreciation With Cost Segregation	Increased Depreciation	Cash Impact	Net Present Value Of Cash Flow	Accumulated Net Present Value
2015	\$65,344	\$210,501	\$145,158	\$60,966	\$60,966	\$60,966
2016	\$92,250	\$340,024	\$247,774	\$104,065	\$97,257	\$158,223
2017	\$92,250	\$247,770	\$155,521	\$65,319	\$57,052	\$215,275
2018	\$92,250	\$189,712	\$97,463	\$40,934	\$33,415	\$248,690
2019	\$92,250	\$180,625	\$88,375	\$37,118	\$28,317	\$277,007
2020	\$92,250	\$141,517	\$49,267	\$20,692	\$14,753	\$291,760
2021	\$92,250	\$104,578	\$12,329	\$5,178	\$3,450	\$295,210
2022	\$92,250	\$98,930	\$6,680	\$2,806	\$1,747	\$296,958
2023	\$92,250	\$93,285	\$1,036	\$435	\$253	\$297,211
2024	\$92,250	\$93,285	\$1,036	\$435	\$237	\$297,447
2025	\$92,250	\$93,285	\$1,036	\$435	\$221	\$297,669
2026	\$92,250	\$93,285	\$1,036	\$435	\$207	\$297,875
2027	\$92,250	\$93,285	\$1,036	\$435	\$193	\$298,068
2028	\$92,250	\$93,285	\$1,036	\$435	\$180	\$298,249
2029	\$92,250	\$93,285	\$1,036	\$435	\$169	\$298,417
2030	\$92,250	\$75,729	(\$16,521)	(\$6,939)	(\$2,515)	\$295,903
2031	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$4,846)	\$291,057
2032	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$4,529)	\$286,528
2033	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$4,232)	\$282,296
2034	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$3,955)	\$278,341
2035	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$3,697)	\$274,644
2036	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$3,455)	\$271,189
2037	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$3,229)	\$267,960
2038	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$3,018)	\$264,943
2039	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$2,820)	\$262,123
2040	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$2,636)	\$259,487
2041	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$2,463)	\$257,024
2042	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$2,302)	\$254,722
2043	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$2,151)	\$252,570
2044	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$2,011)	\$250,560
2045	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$1,879)	\$248,680
2046	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$1,756)	\$246,924
2047	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$1,641)	\$245,283
2048	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$1,534)	\$243,749
2049	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$1,434)	\$242,315
2050	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$1,340)	\$240,975
2051	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$1,252)	\$239,723
2052	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$1,170)	\$238,553
2053	\$92,250	\$58,190	(\$34,059)	(\$14,305)	(\$1,094)	\$237,459
2054	\$26,906	\$16,972	(\$9,934)	(\$4,172)	(\$298)	\$237,161
Totals	\$3,597,738	\$3,597,738	\$0	\$0	\$237,161	\$237,161