



COST SEGREGATION

INITIATIVES

Name	Shopping Center	
Property Type	Retail	
Total Building Cost	\$	9,240,000
Less: Land Value	\$	-
Total Depreciable Basis	\$	9,240,000
Estimated Marginal Tax Rate	45%	
Date Placed in Service	1/15/2013	

Date 7/25/2014
Project Number 03.01.2106

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
2013	\$175,146	\$78,816
2014	\$345,213	\$155,346
2015	\$234,825	\$105,671
2016	\$163,113	\$73,401
2017	\$148,326	\$66,747
Totals	\$1,066,623	\$479,980

Summary of Net Present Value Benefits

10 Year Net Present Value	20 Year Net Present Value	30 Year Net Present Value
\$518,720	\$523,938	\$449,767

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

Shopping Center Cost Segregation Overview

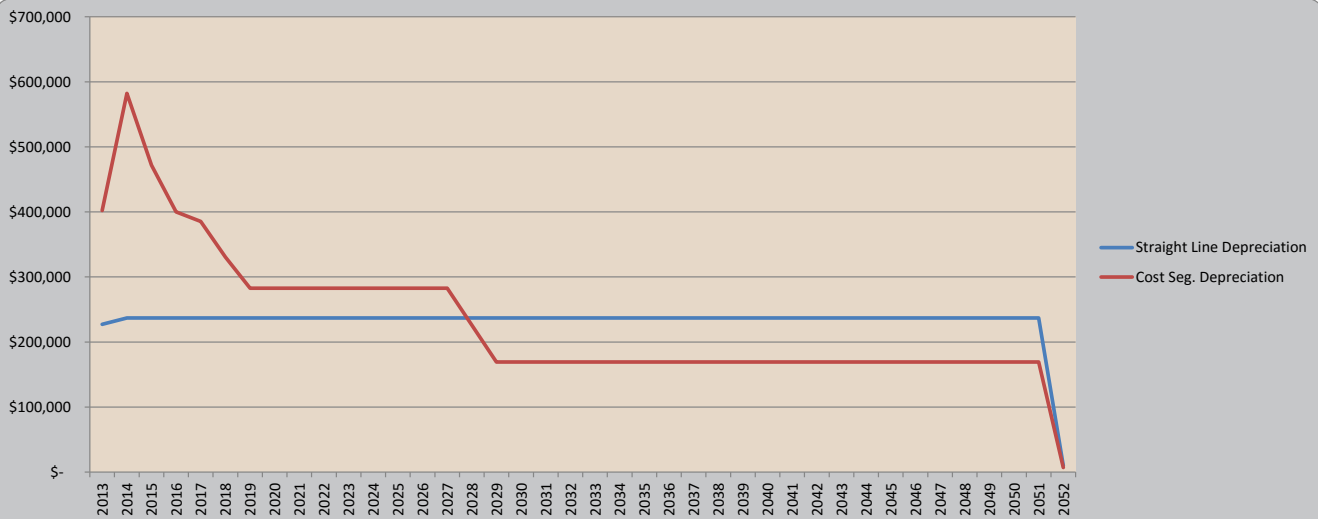
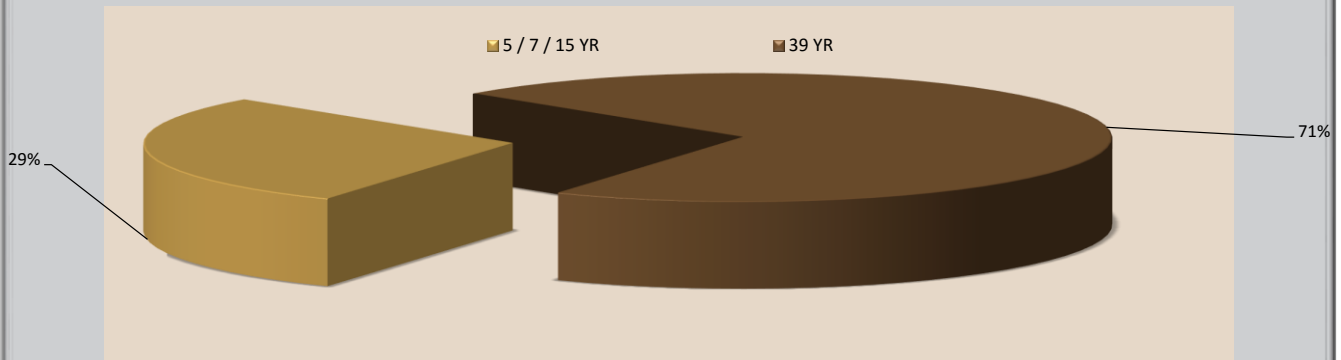
Date 7/25/2014

Project Number 03.01.2106

Analysis Assumptions

Depreciable Basis		9,240,000
Marginal Tax Rate		45%
Discount Rate		6%
5 Year Property	8%	719,690
7 Year Property	0%	-
15 Year Property	21%	1,922,828
39 Year Property	71%	6,597,482

Segregated Property





**Shopping Center
Cost Segregation Overview
Net Present Value**

Date 7/25/2014
Project Number 03.01.2106

Tax Year	Depreciation Without Cost Segregation	Depreciation With Cost Segregation	Increased Depreciation	Cash Impact	Net Present Value Of Cash Flow	Accumulated Net Present Value
2013	\$227,051	\$402,197	\$175,146	\$78,816	\$78,816	\$78,816
2014	\$236,923	\$582,136	\$345,213	\$155,346	\$146,552	\$225,368
2015	\$236,923	\$471,748	\$234,825	\$105,671	\$94,047	\$319,415
2016	\$236,923	\$400,036	\$163,113	\$73,401	\$61,629	\$381,044
2017	\$236,923	\$385,250	\$148,326	\$66,747	\$52,870	\$433,914
2018	\$236,923	\$330,470	\$93,547	\$42,096	\$31,457	\$465,371
2019	\$236,923	\$282,709	\$45,786	\$20,604	\$14,525	\$479,895
2020	\$236,923	\$282,709	\$45,786	\$20,604	\$13,703	\$493,598
2021	\$236,923	\$282,709	\$45,786	\$20,604	\$12,927	\$506,525
2022	\$236,923	\$282,709	\$45,786	\$20,604	\$12,195	\$518,720
2023	\$236,923	\$282,709	\$45,786	\$20,604	\$11,505	\$530,225
2024	\$236,923	\$282,709	\$45,786	\$20,604	\$10,854	\$541,079
2025	\$236,923	\$282,709	\$45,786	\$20,604	\$10,239	\$551,319
2026	\$236,923	\$282,709	\$45,786	\$20,604	\$9,660	\$560,979
2027	\$236,923	\$282,709	\$45,786	\$20,604	\$9,113	\$570,092
2028	\$236,923	\$225,909	(\$11,014)	(\$4,956)	(\$2,068)	\$568,023
2029	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$12,003)	\$556,021
2030	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$11,323)	\$544,698
2031	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$10,682)	\$534,016
2032	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$10,078)	\$523,938
2033	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$9,507)	\$514,431
2034	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$8,969)	\$505,462
2035	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$8,461)	\$497,001
2036	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$7,982)	\$489,018
2037	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$7,531)	\$481,488
2038	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$7,104)	\$474,384
2039	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$6,702)	\$467,681
2040	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$6,323)	\$461,359
2041	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$5,965)	\$455,394
2042	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$5,627)	\$449,767
2043	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$5,309)	\$444,458
2044	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$5,008)	\$439,450
2045	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$4,725)	\$434,725
2046	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$4,457)	\$430,268
2047	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$4,205)	\$426,063
2048	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$3,967)	\$422,096
2049	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$3,742)	\$418,353
2050	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$3,531)	\$414,823
2051	\$236,923	\$169,166	(\$67,757)	(\$30,491)	(\$3,331)	\$411,492
2052	\$9,872	\$7,049	(\$2,823)	(\$1,270)	(\$131)	\$411,361
Totals	\$9,240,000	\$9,240,000	\$0	\$0	\$411,361	\$411,361