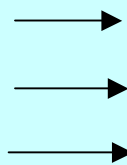


COST SEGREGATION QUICKFINDER

Use the following table to estimate the benefits of performing a cost segregation study

Building Type	Expected results for \$1 million of property*	Years since acquisition							
		0	1	2	3	4	5	6	7
Apartment Complex	first year tax deferral	6,013	11,703	22,463	26,235	29,711	31,304	31,158	31,012
	present value of tax deferrals	19,186	16,099	20,696	20,688	20,399	19,831	19,098	18,318
Restaurant (fast food)	first year tax deferral	11,222	30,585	44,988	51,428	59,170	65,090	66,726	68,361
	present value of tax deferrals	47,262	50,336	53,672	52,942	53,368	54,444	53,978	53,353
Restaurant (full service)	first year tax deferral	9,508	25,618	37,065	42,101	48,154	52,432	53,107	53,782
	present value of tax deferrals	36,526	38,836	41,194	40,510	40,631	41,182	40,593	39,906
Office Building	first year tax deferral	3,288	8,905	12,979	14,784	16,955	18,547	18,889	19,230
	present value of tax deferrals	13,169	14,014	14,901	14,674	14,753	14,999	14,825	14,611
Medical Office	first year tax deferral	3,764	10,367	15,474	17,787	20,570	22,825	23,634	24,442
	present value of tax deferrals	17,139	18,278	19,569	19,347	19,578	20,071	19,986	19,833
Manufacturing Facility	first year tax deferral	4,978	14,107	21,777	25,660	29,276	33,344	36,529	38,460
	present value of tax deferrals	25,066	26,770	28,718	28,489	28,867	29,651	29,554	29,212
Warehouse	first year tax deferral	2,070	6,063	9,794	11,580	13,727	15,866	17,177	18,488
	present value of tax deferrals	13,710	14,698	15,978	15,937	16,354	17,063	17,253	17,361
Shopping Center	first year tax deferral	4,645	12,775	19,030	21,859	25,260	27,996	28,948	29,900
	present value of tax deferrals	20,922	22,309	23,872	23,595	23,863	24,448	24,330	24,132
Auto Dealership	first year tax deferral	5,596	15,700	24,021	27,867	32,490	36,552	38,438	40,325
	present value of tax deferrals	28,866	30,846	33,214	32,948	33,519	34,597	34,657	34,582
Mini-storage	first year tax deferral	5,714	16,064	24,644	28,617	33,393	37,621	39,624	41,627
	present value of tax deferrals	29,856	31,910	34,379	34,116	34,725	35,866	35,948	35,889

Directions for use: Choose the line that best describes your building. Next, determine how many years' tax returns have been filed since the building was placed in service. Match that number with the corresponding column under "Years since acquisition". This will give you the tax benefits to expect for \$1 million dollars of total building cost. Multiply the results by the multiple of \$1 million that applies to your project.



Example:
 \$2.5 million shopping center that has been depreciated for 5 years.

First year deferral: 27,996 X 2.5 = 69,990
 Present value: 24,448 X 2.5 = 61,120

Assumptions:
 *35% federal income tax rates. 0% state tax.
 *No 30% or 50% "bonus" depreciation assumed for year 0 (if 'bonus' does apply, first year deferral could be as much as 8-10 times amount shown.)
 *8% discount rate

Note: Calculations are based upon actual results of cost segregation studies performed. However, actual results will vary depending on a number of factors.

*-First year tax deferral refers to the current year reduction in income tax liability attributable to increased depreciation expenses. Present value of tax deferrals is the present value of deferrals through-out the original depreciable life of the prop