



ABC Investments

Tax Cost Segregation Study
Summary of Benefits

Tax Year 2022

Property Address	Building Type	Tax Year	Date In Service	Bonus	Depreciable Basis	Year 1 Increased Depreciation	Year 1 Tax Savings*	Study Fee
123 Telegraph St, Washington, UT	Residential - Townhome	2022	9/1/2013	0%	\$223,000	\$36,940	\$14,758	\$2,750
500 Lagoon Drive, Destin, FL	Residential - Condo	2022	8/1/2020	100%	\$160,000	\$33,874	\$13,533	\$2,700
Totals					\$383,000	\$70,814	\$28,290	\$5,450

*Assuming 40% combined Federal and State tax bracket

Tax Year 2023

Property Address	Building Type	Tax Year	Date In Service	Bonus	Depreciable Basis	Year 1 Increased Depreciation	Year 1 Tax Savings*	Study Fee
2000 S Bay Front, Newport Beach, CA	Residential - Single Family	2023	8/25/2023	80%	\$565,000	\$118,207	\$47,224	\$3,150
Totals					\$565,000	\$118,207	\$47,224	\$3,150

*Assuming 40% combined Federal and State tax bracket

This report is an example and should not be used for any purpose other than to evaluate the potential benefit of completing a cost segregation study.