PropOptify

XYZ Investments

3500 Carmel Way, Pebble Beach, CA

Tax Cost Segregation Study

Summary of Benefits

Summary of Benefits	
Catch Up Depreciation - Section 481(a)	$57,524
Year 1 Increased Depreciation	$56,901
Year 1 Tax Savings	$22,732
Years 1-5 Increased Depreciation	$54,415
Years 1-5 Present Value of Tax Savings	$21,910
All Years Present Value of Tax Savings	$16,561

Input Data	
Depreciable Basis (less land)	$320,000
In-Service Year	2016
Study Tax Year	2022
Total Marginal Tax Rate	40%
Present Value Factor	8%

Without Cost Seg		With Cost Seg					Benefits		
Year	Depreciation w/o Cost Seg	39 Year	15 Year	7 Year	5 Year	Total	Increased Depreciation	Tax Savings	PV of Tax Savings
2016	$4,451	$3,801	$1,280	-	$11,520	$16,601	-	-	-
2017	$8,250	$6,072	$2,432	-	$18,432	$26,936	-	-	-
2018	$8,250	$6,072	$2,189	-	$11,059	$19,320	-	-	-
2019	$8,250	$6,072	$1,971	-	$6,636	$14,678	-	-	-
2020	$8,250	$6,072	$1,774	-	$6,636	$14,481	-	-	-
2021	$8,250	$6,072	$1,595	-	$3,318	$10,984	-	-	-
2022	$8,250	$6,072	$1,510	-	-	$7,582	$56,901	$22,732	$22,732
2023	$8,250	$6,072	$1,510	-	-	$7,582	($623)	($249)	($230)
2024	$8,250	$6,072	$1,513	-	-	$7,585	($620)	($248)	($212)
2025	$8,250	$6,072	$1,510	-	-	$7,582	($623)	($249)	($198)
2026	$8,250	$6,072	$1,513	-	-	$7,585	($620)	($248)	($182)
2027	$8,250	$6,072	$1,510	-	-	$7,582	($623)	($249)	($169)
2028	$8,250	$6,072	$1,513	-	-	$7,585	($620)	($248)	($156)
2029	$8,250	$6,072	$1,510	-	-	$7,582	($623)	($249)	($145)
2030	$8,250	$6,072	$1,513	-	-	$7,585	($620)	($248)	($134)
2031	$8,250	$6,072	$755	-	-	$6,827	($1,378)	($551)	($275)
2032	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($395)
2033	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($366)
2034	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($338)
2035	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($313)
2036	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($290)
2037	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($269)
2038	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($249)
2039	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($230)
2040	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($213)
2041	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($197)
2042	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($183)
2043	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($169)
2044	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($157)
2045	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($145)
2046	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($134)
2047	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($124)
2048	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($115)
2049	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($107)
2050	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($99)
2051	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($91)
2052	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($85)
2053	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($78)
2054	$8,250	$6,072	-	-	-	$6,072	($2,133)	($852)	($73)
2055	$8,250	$2,280	-	-	-	$2,280	($1,486)	($594)	($47)
Total	$320,000	$236,800	$25,600	$0	$57,600	$320,000			$16,561
%	100%	74%	8%	0%	18%	100%			