

Tax Savings for the Everyday Real Estate Investor

Whether your property is newly bought, newly built, or even if it's been owned several years, there's a good chance we can find TAX SAVINGS FOR YOU!

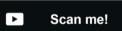
Let us prepare a **FREE ESTIMATE** of **TAX SAVINGS** for your properties/improvements valued \$150K or more.

Cost Segregation has been called "The Eighth Wonder of the World."

Let us help you:

- Free up cash to use for future property improvements, acquiring more properties and servicing the loans
- Save on your Federal Income TAXES
- Maximize your compliance with the tax laws





Examples of Tax Savings:

	Building Cost	Tax Savings
4-Unit Rental	\$641,000	3 \$51,528
Rental Town Home	\$180,000	š \$13,767
Rental Duplex	\$383,483	\$ \$25,192
Single Family Rental	\$316,119	š \$19,690

Contact me today for your FREE ESTIMATE of TAX SAVINGS!

Jerry Lotz, Principal, Owner and Entrepreneur



410-960-8269



Cost Segregation StudyCost Detail

Townhome - Belair, MD

Property Category		Cost		5 Year	15 Year		27.5 Year
Building Components							
Cabinets / Millwork Moldings Fireplaces Flooring - Vinyl Tile Flooring - Carpet Wood Flooring Wall Coverings Accent Lighting Window Treatments Specialty HVAC - Vent Kit Building Signage Specialty Electrical - Kitchen & Laundry Appliances Communication / Data Specialty Plumbing - Kitchen Sink / Washer Outlet	************	4,552.23 3,164.42 2,237.70 101.59 5,713.39 3,704.18 201.86 263.34 2,435.61 90.24 63.75 2,049.13 1,067.57 2,095.20	55555555555555	4,552.23 3,164.42 2,237.70 101.59 5,713.39 3,704.18 201.86 263.34 2,435.61 90.24 63.75 2,049.13 1,067.57 2,095.20			
Security / Exterior Lighting Appliances	\$	368.66 3,919.39		368.66 3.919.39			
Site Work / Improvements Sidewalks Landscaping Exterior Fencing	\$ \$ \$	1,933.56 713.77 2,532.30		\$ \$ \$	1,933.56 713.77 2,532.30		
Building Structure							
Roofing Systems Foundations HVAC Electrical Plumbing Fire Protection & Alarm Exterior Façade / Building Skin Doors & Frames Windows Ceiling Systems Interior Framing / Partitions Painting Gutter Systems Structural Framing Site Utilities Stairs / Balconies Flooring - Sealed Concrete Bathroom Accessories Cabinets / Millwork - Restrooms	****	3,090.51 11,220.87 14,813.94 22,136.86 15,227.99 1,436.73 3,565.09 8,212.06 4,024.86 4,826.92 16,031.27 4,655.23 544.52 15,560.87 1,654.06 11,287.38 116.11 2,150.36 2,236.48				555555555555555555555555555555555555555	3,090.51 11,220.87 14,813.94 22,136.86 15,227.99 1,436.73 3,565.09 8,212.06 4,024.86 4,826.92 16,031.27 4,655.23 544.52 15,560.87 1,654.06 11,287.38 116.11 2,150.36 2,236.48
Total Building Cost	\$18	80,000.00		\$32,028.26	\$5,179.63		\$142,792.11
% of Building Cost				17.8%	2.9%		79.3%

