



Friends Don't Let Friends Overpay for ANYTHING

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



Scan me!

Examples of Tax Savings:

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

Contact me today for your **FREE ESTIMATE** of **TAX SAVINGS!**

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Cost Segregation Study

Cost Detail

Townhome - Belair, MD

| Property Category | Cost | 5 Year | 15 Year | 27.5 Year |
|---|---------------------|--------------------|-------------------|---------------------|
| Building Components | | | | |
| Cabinets / Millwork | \$ 4,552.23 | \$ 4,552.23 | | |
| Moldings | \$ 3,164.42 | \$ 3,164.42 | | |
| Fireplaces | \$ 2,237.70 | \$ 2,237.70 | | |
| Flooring - Vinyl Tile | \$ 101.59 | \$ 101.59 | | |
| Flooring - Carpet | \$ 5,713.39 | \$ 5,713.39 | | |
| Wood Flooring | \$ 3,704.18 | \$ 3,704.18 | | |
| Wall Coverings | \$ 201.86 | \$ 201.86 | | |
| Accent Lighting | \$ 283.34 | \$ 283.34 | | |
| Window Treatments | \$ 2,435.61 | \$ 2,435.61 | | |
| Specialty HVAC - Vent Kit | \$ 90.24 | \$ 90.24 | | |
| Building Signage | \$ 63.75 | \$ 63.75 | | |
| Specialty Electrical - Kitchen & Laundry Appliances | \$ 2,049.13 | \$ 2,049.13 | | |
| Communication / Data | \$ 1,087.57 | \$ 1,087.57 | | |
| Specialty Plumbing - Kitchen Sink / Washer Outlet | \$ 2,095.20 | \$ 2,095.20 | | |
| Security / Exterior Lighting | \$ 388.66 | \$ 388.66 | | |
| Appliances | \$ 3,919.39 | \$ 3,919.39 | | |
| Site Work / Improvements | | | | |
| Sidewalks | \$ 1,933.56 | | \$ 1,933.56 | |
| Landscaping | \$ 713.77 | | \$ 713.77 | |
| Exterior Fencing | \$ 2,532.30 | | \$ 2,532.30 | |
| Building Structure | | | | |
| Roofing Systems | \$ 3,090.51 | | \$ 3,090.51 | |
| Foundations | \$ 11,220.87 | | \$ 11,220.87 | |
| HVAC | \$ 14,813.94 | | \$ 14,813.94 | |
| Electrical | \$ 22,136.86 | | \$ 22,136.86 | |
| Plumbing | \$ 15,227.99 | | \$ 15,227.99 | |
| Fire Protection & Alarm | \$ 1,436.73 | | \$ 1,436.73 | |
| Exterior Façade / Building Skin | \$ 3,565.09 | | \$ 3,565.09 | |
| Doors & Frames | \$ 8,212.06 | | \$ 8,212.06 | |
| Windows | \$ 4,024.86 | | \$ 4,024.86 | |
| Ceiling Systems | \$ 4,826.92 | | \$ 4,826.92 | |
| Interior Framing / Partitions | \$ 16,031.27 | | \$ 16,031.27 | |
| Painting | \$ 4,655.23 | | \$ 4,655.23 | |
| Gutter Systems | \$ 544.52 | | \$ 544.52 | |
| Structural Framing | \$ 15,580.87 | | \$ 15,580.87 | |
| Site Utilities | \$ 1,654.06 | | \$ 1,654.06 | |
| Stairs / Balconies | \$ 11,287.38 | | \$ 11,287.38 | |
| Flooring - Sealed Concrete | \$ 116.11 | | \$ 116.11 | |
| Bathroom Accessories | \$ 2,150.36 | | \$ 2,150.36 | |
| Cabinets / Millwork - Restrooms | \$ 2,236.48 | | \$ 2,236.48 | |
| Total Building Cost | \$180,000.00 | \$32,028.26 | \$5,179.63 | \$142,792.11 |
| % of Building Cost | | 17.8% | 2.9% | 79.3% |