



# COST SEGREGATION

## INITIATIVES

<b>Name</b>	<b>Hotel with Restaurant</b>	
<b>Property Type</b>	<b>Hotel / Restaurants</b>	
<b>Total Building Cost</b>	\$	<b>46,009,807</b>
<b>Less: Land Value</b>	\$	-
<b>Total Depreciable Basis</b>	\$	<b>46,009,807</b>
<b>Estimated Marginal Tax Rate</b>		<b>50%</b>
<b>Date Placed in Service</b>		<b>10/15/2015</b>

Date 1/28/2016  
Project Number 03.01.2431

### Estimated Benefit Based on Actual Results

In order to illustrate the benefit of our Cost Segregation Findings, the following table displays the increased depreciation which will lead to increased cash flow. The below numbers are not intended to be definitive, as individual taxpayer situations will dictate actual benefits of applying the Cost Segregation Report.

Tax Year	Increased Depreciation	Expected Increase of Cash
2015	\$418,324	\$209,162
2016	\$3,393,614	\$1,696,807
2017	\$2,066,474	\$1,033,237
2018	\$1,243,081	\$621,540
2019	\$933,617	\$466,809
<b>Totals</b>	<b>\$8,055,110</b>	<b>\$4,027,555</b>

### Summary of Net Present Value Benefits

<b>10 Year Net Present Value</b>	<b>20 Year Net Present Value</b>	<b>30 Year Net Present Value</b>
\$3,788,631	\$3,420,604	\$3,098,976

Cost Segregation Initiatives is pleased to provide you with these positive results. We look forward to potentially working with you in the future to handle your Cost Segregation needs. If you have any questions or have any concerns please do not hesitate to call us at (225) 910-8359





# COST SEGREGATION INITIATIVES

## Hotel with Restaurant Cost Segregation Overview

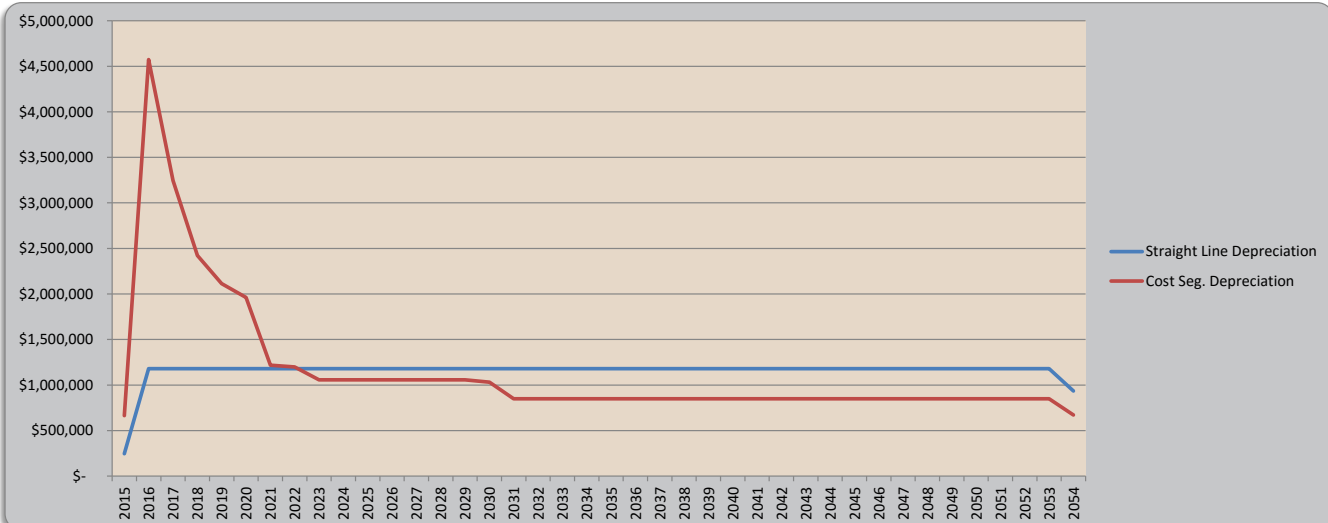
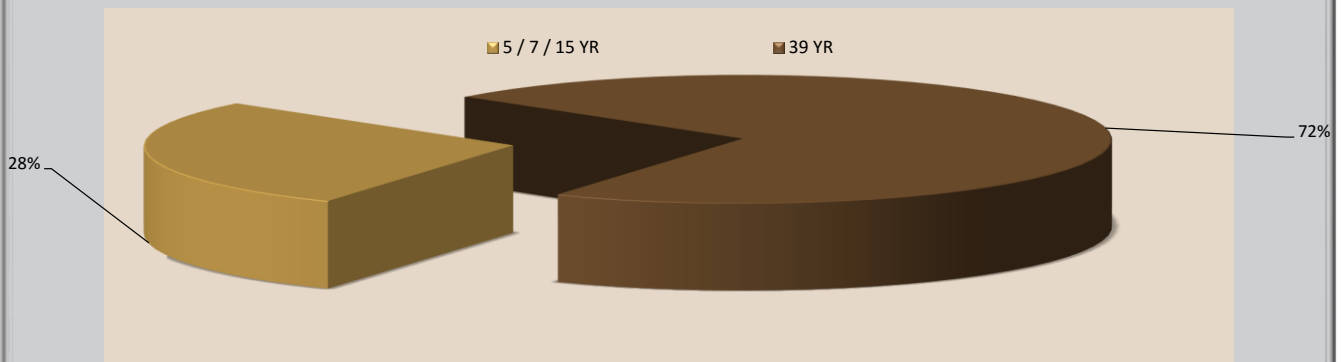
Date 1/28/2016

Project Number 03.01.2431

### Analysis Assumptions

Depreciable Basis		46,009,807
Marginal Tax Rate		50%
Discount Rate		7%
5 Year Property	16%	7,539,506
7 Year Property	4%	1,858,891
15 Year Property	8%	3,519,214
39 Year Property	72%	33,092,196

### Segregated Property





**Hotel with Restaurant  
Cost Segregation Overview  
Net Present Value**

Date 1/28/2016  
Project Number 03.01.2431

Tax Year	Depreciation Without Cost Segregation	Depreciation With Cost Segregation	Increased Depreciation	Cash Impact	Net Present Value Of Cash Flow	Accumulated Net Present Value
2015	\$245,779	\$664,102	\$418,324	\$209,162	\$209,162	\$209,162
2016	\$1,179,739	\$4,573,353	\$3,393,614	\$1,696,807	\$1,585,801	\$1,794,963
2017	\$1,179,739	\$3,246,213	\$2,066,474	\$1,033,237	\$902,469	\$2,697,432
2018	\$1,179,739	\$2,422,819	\$1,243,081	\$621,540	\$507,362	\$3,204,794
2019	\$1,179,739	\$2,113,356	\$933,617	\$466,809	\$356,126	\$3,560,920
2020	\$1,179,739	\$1,961,129	\$781,390	\$390,695	\$278,560	\$3,839,481
2021	\$1,179,739	\$1,218,433	\$38,694	\$19,347	\$12,892	\$3,852,372
2022	\$1,179,739	\$1,198,171	\$18,432	\$9,216	\$5,739	\$3,858,112
2023	\$1,179,739	\$1,056,151	(\$123,587)	(\$61,794)	(\$35,964)	\$3,822,147
2024	\$1,179,739	\$1,056,503	(\$123,235)	(\$61,618)	(\$33,516)	\$3,788,631
2025	\$1,179,739	\$1,056,151	(\$123,587)	(\$61,794)	(\$31,413)	\$3,757,219
2026	\$1,179,739	\$1,056,503	(\$123,235)	(\$61,618)	(\$29,274)	\$3,727,945
2027	\$1,179,739	\$1,056,151	(\$123,587)	(\$61,794)	(\$27,437)	\$3,700,507
2028	\$1,179,739	\$1,056,503	(\$123,235)	(\$61,618)	(\$25,569)	\$3,674,938
2029	\$1,179,739	\$1,056,151	(\$123,587)	(\$61,794)	(\$23,965)	\$3,650,974
2030	\$1,179,739	\$1,030,461	(\$149,277)	(\$74,639)	(\$27,053)	\$3,623,921
2031	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$56,098)	\$3,567,823
2032	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$52,428)	\$3,515,395
2033	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$48,998)	\$3,466,397
2034	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$45,793)	\$3,420,604
2035	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$42,797)	\$3,377,808
2036	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$39,997)	\$3,337,810
2037	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$37,380)	\$3,300,430
2038	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$34,935)	\$3,265,495
2039	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$32,650)	\$3,232,845
2040	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$30,514)	\$3,202,332
2041	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$28,517)	\$3,173,815
2042	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$26,652)	\$3,147,163
2043	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$24,908)	\$3,122,255
2044	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$23,279)	\$3,098,976
2045	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$21,756)	\$3,077,220
2046	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$20,332)	\$3,056,888
2047	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$19,002)	\$3,037,885
2048	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$17,759)	\$3,020,126
2049	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$16,597)	\$3,003,529
2050	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$15,512)	\$2,988,017
2051	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$14,497)	\$2,973,521
2052	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$13,548)	\$2,959,972
2053	\$1,179,739	\$848,518	(\$331,221)	(\$165,610)	(\$12,662)	\$2,947,310
2054	\$933,960	\$671,743	(\$262,216)	(\$131,108)	(\$9,368)	\$2,937,942
<b>Totals</b>	<b>\$46,009,807</b>	<b>\$46,009,807</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,937,942</b>	<b>\$2,937,942</b>