



# COST SEGREGATION INITIATIVES

Date 10/23/2012  
Project Number 03.01.1586

Name	Senior Living Community	
Property Type	Assisted Living	
Total Building Cost	\$	134,886,651
Less: Land Value	\$	-
Total Depreciable Basis	\$	134,886,651
Estimated Marginal Tax Rate	45%	
Date Placed in Service	7/15/2012	

### 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
2012	\$4,423,555	\$1,990,600
2013	\$7,048,665	\$3,171,899
2014	\$4,327,227	\$1,947,252
2015	\$2,600,730	\$1,170,329
2016	\$2,289,243	\$1,030,160
<b>Totals</b>	<b>\$20,689,421</b>	<b>\$9,310,239</b>

### Summary of Net Present Value Benefits

7 Year Net Present Value

\$8,883,616

14 Year Net Present Value

\$8,374,605

21 Year Net Present Value

\$6,765,009

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



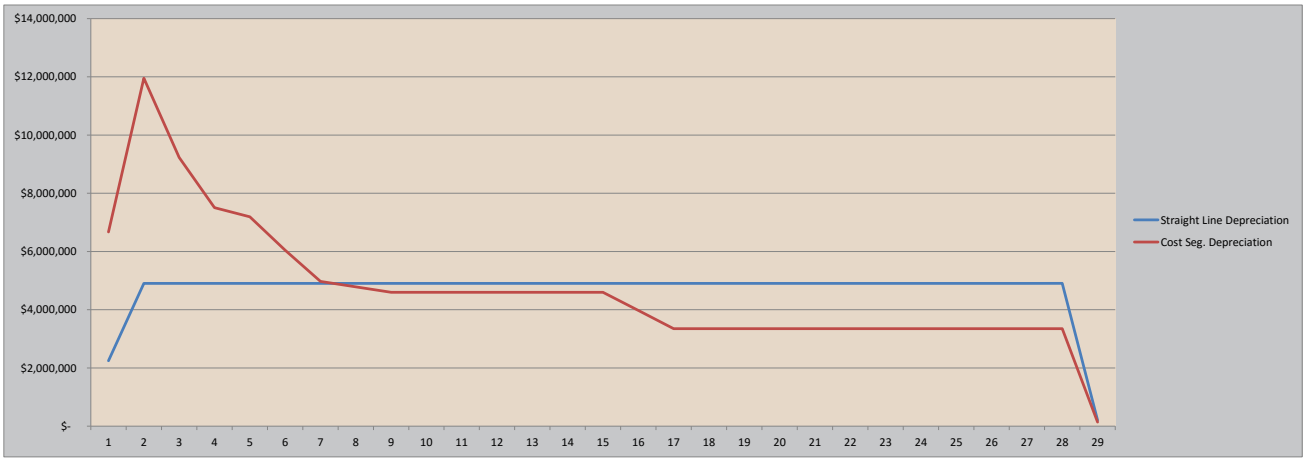


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## Senior Living Community Cost Segregation Overview

Date 10/23/2012  
Project Number 03.01.1586

<u>Analysis Assumptions</u>		
Depreciable Basis		134,886,651
Marginal Tax Rate		45%
Discount Rate		6%
5 Year Property	13%	17,412,856
7 Year Property	3%	4,167,059
15 Year Property	16%	21,160,289
27.5 Year Property	68%	92,146,447





# COST SEGREGATION INITIATIVES

## Senior Living Community Cost Segregation Overview Net Present Value

Date 10/23/2012

Project Number 03.01.1586

Tax Year	Depreciation Without Cost Segregation	Depreciation With Cost Segregation	Increased Depreciation	Cash Impact	Net Present Value Of Cash Flow	Accumulated Net Present Value
2012	\$2,248,111	\$6,671,666	\$4,423,555	\$1,990,600	\$1,990,600	\$1,990,600
2013	\$4,904,969	\$11,953,634	\$7,048,665	\$3,171,899	\$2,992,358	\$4,982,957
2014	\$4,904,969	\$9,232,197	\$4,327,227	\$1,947,252	\$1,733,048	\$6,716,005
2015	\$4,904,969	\$7,505,699	\$2,600,730	\$1,170,329	\$982,630	\$7,698,635
2016	\$4,904,969	\$7,194,213	\$2,289,243	\$1,030,160	\$815,983	\$8,514,618
2017	\$4,904,969	\$6,044,591	\$1,139,622	\$512,830	\$383,216	\$8,897,835
2018	\$4,904,969	\$4,972,205	\$67,236	\$30,256	\$21,329	\$8,919,164
2019	\$4,904,969	\$4,786,187	(\$118,782)	(\$53,452)	(\$35,548)	\$8,883,616
2020	\$4,904,969	\$4,600,295	(\$304,674)	(\$137,103)	(\$86,020)	\$8,797,595
2021	\$4,904,969	\$4,600,295	(\$304,674)	(\$137,103)	(\$81,151)	\$8,716,444
2022	\$4,904,969	\$4,600,295	(\$304,674)	(\$137,103)	(\$76,558)	\$8,639,886
2023	\$4,904,969	\$4,600,295	(\$304,674)	(\$137,103)	(\$72,224)	\$8,567,662
2024	\$4,904,969	\$4,600,295	(\$304,674)	(\$137,103)	(\$68,136)	\$8,499,526
2025	\$4,904,969	\$4,600,295	(\$304,674)	(\$137,103)	(\$64,279)	\$8,435,246
2026	\$4,904,969	\$4,600,295	(\$304,674)	(\$137,103)	(\$60,641)	\$8,374,605
2027	\$4,904,969	\$3,975,220	(\$929,749)	(\$418,387)	(\$174,578)	\$8,200,027
2028	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$275,310)	\$7,924,717
2029	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$259,727)	\$7,664,990
2030	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$245,025)	\$7,419,965
2031	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$231,156)	\$7,188,809
2032	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$218,072)	\$6,970,737
2033	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$205,728)	\$6,765,009
2034	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$194,083)	\$6,570,926
2035	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$183,097)	\$6,387,829
2036	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$172,733)	\$6,215,096
2037	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$162,956)	\$6,052,140
2038	\$4,904,969	\$3,350,780	(\$1,554,189)	(\$699,385)	(\$153,732)	\$5,898,408
2039	\$4,904,479	\$3,350,445	(\$1,554,034)	(\$699,315)	(\$145,016)	\$5,753,393
2040	\$204,864	\$139,951	(\$64,913)	(\$29,211)	(\$5,715)	\$5,747,678
2041	\$0	\$0	\$0	\$0	\$0	\$5,747,678
2042	\$0	\$0	\$0	\$0	\$0	\$5,747,678
2043	\$0	\$0	\$0	\$0	\$0	\$5,747,678
2044	\$0	\$0	\$0	\$0	\$0	\$5,747,678
2045	\$0	\$0	\$0	\$0	\$0	\$5,747,678
2046	\$0	\$0	\$0	\$0	\$0	\$5,747,678
2047	\$0	\$0	\$0	\$0	\$0	\$5,747,678
2048	\$0	\$0	\$0	\$0	\$0	\$5,747,678
2049	\$0	\$0	\$0	\$0	\$0	\$5,747,678
2050	\$0	\$0	\$0	\$0	\$0	\$5,747,678
2051	\$0	\$0	\$0	\$0	\$0	\$5,747,678
<b>Totals</b>	<b>\$134,886,651</b>	<b>\$134,886,651</b>	<b>(0)</b>	<b>(0)</b>	<b>\$5,747,678</b>	<b>\$5,747,678</b>