

COST SEGREGATION CASE STUDY

WHAT IS COST SEGREGATION?

Cost Segregation is a commonly used strategic tax planning tool that allows companies and individuals who have constructed, purchased, expanded or remodeled any kind of real estate to immediately reduce tax by accelerating depreciation deductions and deferring federal and state income taxes. *The following is a case study for a gas station with a convenience store to demonstrate the benefits of accelerated depreciation on this property type.*

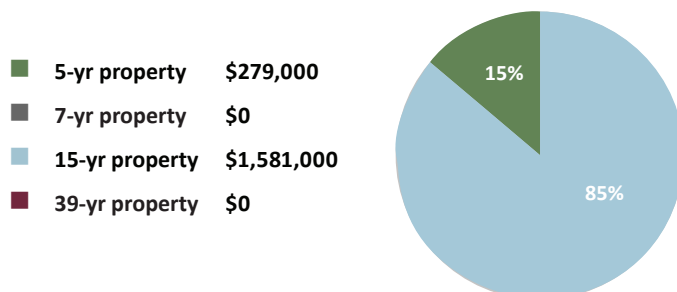


BUILDING TYPE: GAS STORAGE WITH CONVENIENCE STORE

SUMMARY OF BENEFITS	RESULTS
Additional Tax Deductions in First Year	\$551,904
Net Present Value (NPV) Over 10 Years	\$319,326
NPV Over Remaining Life of Property	\$256,874

**Benefits typical for tax returns filed 2018-2022*

BUILDING ALLOCATION AFTER STUDY



BUILDING INFORMATION

Purchase Price of Property (less land)	\$1,860,000
Property Type	Gas station w/ convenience store
Building Sq Ft	6,800
Entire Site Sq Ft	76,100
Date Acquired	July 2016
Federal Tax Rate	29.6%
State Tax Rate	5%
Combined Tax Rate	34.6%
ROI Factor	8%
Bonus Depreciation	0%

CALCULATE YOUR TAX SAVINGS

Use our Cost Segregation Savings Calculator to estimate tax savings for your type of building. Enter building details for instant results at kbkg.com/costsegregation/calculator.

KBKG is a national tax specialty firm with offices across the U.S. To see if you qualify, call us or visit [KBKG.com/qualify](https://kbkg.com/qualify) for more information.