

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 self storage facility to demonstrate the benefits of accelerated depreciation on this property type.***

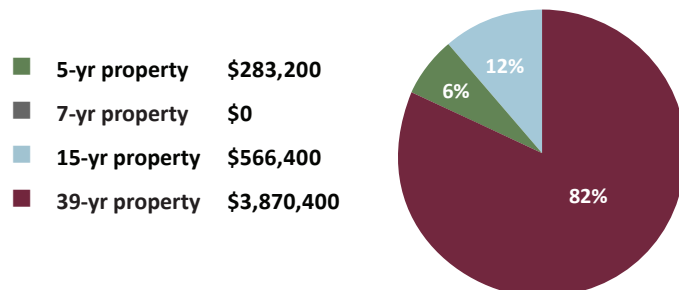


BUILDING TYPE: SELF STORAGE FACILITY

SUMMARY OF BENEFITS	RESULTS
Additional Tax Deductions in First Year	\$839,600
Net Present Value (NPV) Over 10 Years	\$243,418
NPV Over Remaining Life of Property	\$201,142

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

BUILDING ALLOCATION AFTER STUDY



BUILDING INFORMATION

Purchase Price of Property (less land)	\$4,720,000
Property Type	Self storage facility
Building Sq Ft	55,200
Entire Site Sq Ft	223,400
Date Acquired	July - Current Tax Year
Federal Tax Rate	29.6%
State Tax Rate	5%
Combined Tax Rate	34.6%
ROI Factor	8%
Bonus Depreciation	100%

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.