

Cost Segregation Benefits for Retail Plazas

Apartments - Hotels - Manufacturers - Offices - Restaurants - Retail Plazas - Warehouses

A Retail plaza / shopping center that costs a total of \$4 million will save \$39,732 over straight-line depreciation in the first year alone. A plaza or center will also save in total over the first 6 years \$184,016 over straight-line depreciation.
 Cash Flow Increased in year 1 \$ 39,732 Cash Flow Increased in year 1-6 \$ 184,015 Net Present Value (NPV) \$ 158,053 Combined Tax Rate 41% Net Present Value Factor 8%

	Asset Class	Percent						
	Reclassified							
	Depreciable							
Basis	5 - Year Property	9%	360,000	7 - Year Property	3%	120,000	15 - Year Property	10%
400,000	39 - Year Property	78.0%	3,120,000	Total Real Property		\$ 4,000,000		