

# Cost Segregation Benefits for Warehouse Owners

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

A warehouse totaling in cost of \$1.6 million was able to save \$13,075 over straight-line deduction in the first year with a Cost Segregation Study. Over the course of the first 6 years the owner was able to save \$62,767 with DC Consulting's Cost Segregation Services. Cash Flow Increased in year 1 \$ 13,075 Cash Flow Increased in year 1-6 \$ 62,768 Net Present Value (NPV) \$ 54,553 Combined Tax Rate 41% Net Present Value Factor 8%

	Asset Class	Percent					
	Reclassified						
	Depreciable						
Basis	5 - Year Property	5%	80,000	7 - Year Property	6%	96,000	15 - Year Property 8%
128,000	39 - Year Property	81.0%	1,296,000	Total Real Property		\$ 1,600,000	