

SAMPLE COMPANY
COST SEGREGATION FEASIBILITY STUDY

Asset Class	Asset Life	Original Allocation-\$	Original Allocation-%	Allocation After CSS-\$	Allocation After CSS-%
Personal Property	7 yr 200% db	-	0%	300,000	10%
Land Improvements	15 yr 150% db	-	0%	450,000	15%
Real Property	39 yr sl	3,000,000	100%	2,250,000	75%
Total		3,000,000	100%	3,000,000	100%

Add'l Depreciation years 1-4	413,016
Deferred Taxes years 1-4	189,988
NPV of Taxes Deferred	139,770

Federal tax rate	39%
State tax rate	7%
Discount rate	8%

Year of Study	Year	Depreciation Before CSS	Depreciation After CSS	Change in Depreciation	Tax Savings (Expense)	Discount Factor	NPV of Taxes Deferred
	1995	41,730	96,668	54,938			
	1996	76,920	173,910	96,990			
	1997	76,920	148,635	71,715			
	1998	76,920	129,810	52,890			
	1999	76,920	115,665	38,745			
		349,410	664,688	315,278			
1	2000	76,920	191,304	114,384	52,617	1.0000	52,617
2	2001	76,920	189,849	112,929	51,948	0.9259	48,100
3	2002	76,920	176,439	99,519	45,779	0.8573	39,248
4	2003	76,920	163,104	86,184	39,645	0.7938	31,471
5	2004	76,920	84,240	7,320	3,367	0.7350	2,475
6	2005	76,920	84,285	7,365	3,388	0.6806	2,306
7	2006	76,920	84,240	7,320	3,367	0.6302	2,122
8	2007	76,920	84,285	7,365	3,388	0.5835	1,977
9	2008	76,920	84,240	7,320	3,367	0.5403	1,819
10	2009	76,920	84,285	7,365	3,388	0.5002	1,695
11	2010	76,920	70,965	(5,955)	(2,739)	0.4632	(1,269)
12	2011	76,920	57,690	(19,230)	(8,846)	0.4289	(3,794)
13	2012	76,920	57,690	(19,230)	(8,846)	0.3971	(3,513)
14	2013	76,920	57,690	(19,230)	(8,846)	0.3677	(3,253)
15	2014	76,920	57,690	(19,230)	(8,846)	0.3405	(3,012)
16	2015	76,920	57,690	(19,230)	(8,846)	0.3152	(2,789)
17	2016	76,920	57,690	(19,230)	(8,846)	0.2919	(2,582)
18	2017	76,920	57,690	(19,230)	(8,846)	0.2703	(2,391)
19	2018	76,920	57,690	(19,230)	(8,846)	0.2502	(2,214)
20	2019	76,920	57,690	(19,230)	(8,846)	0.2317	(2,050)
21	2020	76,920	57,690	(19,230)	(8,846)	0.2145	(1,898)
22	2021	76,920	57,690	(19,230)	(8,846)	0.1987	(1,757)
23	2022	76,920	57,690	(19,230)	(8,846)	0.1839	(1,627)
24	2023	76,920	57,690	(19,230)	(8,846)	0.1703	(1,507)
25	2024	76,920	57,690	(19,230)	(8,846)	0.1577	(1,395)
26	2025	76,920	57,690	(19,230)	(8,846)	0.1460	(1,292)
27	2026	76,920	57,690	(19,230)	(8,846)	0.1352	(1,196)
28	2027	76,920	57,690	(19,230)	(8,846)	0.1252	(1,107)
29	2028	76,920	57,690	(19,230)	(8,846)	0.1159	(1,025)
30	2029	76,920	57,690	(19,230)	(8,846)	0.1073	(949)
31	2030	76,920	57,690	(19,230)	(8,846)	0.0994	(879)
32	2031	76,920	57,690	(19,230)	(8,846)	0.0920	(814)
33	2032	76,920	57,690	(19,230)	(8,846)	0.0852	(754)
34	2033	76,920	57,690	(19,230)	(8,846)	0.0789	(698)
35	2034	35,310	26,483	(8,828)	(4,061)	0.0730	(297)
		3,000,000	3,000,000	-	-		139,770