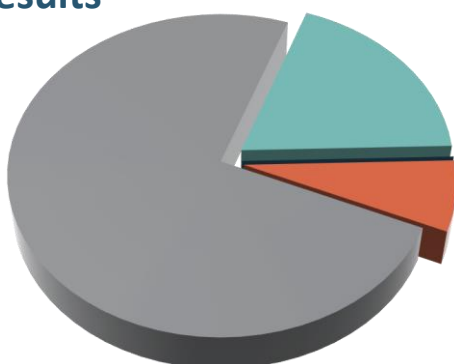


Cost Segregation Estimated Benefit Analysis

Owning Entity Name:	Maria Nealon
Property Address:	720 Buckingham Sq, Lake Arrowhead, CA 92352
Property Details	
Placed-In-Service:	10/25/2022
Bonus Depreciation:	100%
Building Type:	House
Scope:	Purchase
Study Type:	Full Engineering
Depreciation Basis Calculation	
Building Basis =	Purchase Price - Land
\$554,400.00 =	\$630,000.00 - \$75,600.00
Land Value Source	Tax Card 12%

Projected Results



5 Year Property

\$105,336
19%

7 Year Property

\$-
0%

15 Year Property

\$38,808
7%

27.5 Year Property

\$410,256
74%

Est. Current Year Depreciation

\$147,252



Est. ETS Results

\$4,200

Without Cost Seg

\$147,252.00

**Est. Tax Deduction at
Next Filing**

Next Steps

1. Submit signed engagement
2. Kick off call and Request for information
3. Site Visit
4. Engineering and QC
5. Draft Results Delivery
6. Final Report Issued

Begin Study
Week 1
Week 2-3
Week 4-6
Week 6
48 Hours after

Detailed Cost Segregation Reports Include:

Detailed Engineering with all 5, 7, 15 and 27.5 or 39 year assets
HVAC, Electrical, and Plumbing System Analysis
Repair & Maintenance Study
Tax Schedules to support CPA input
Insurance Appraisal for lower property premiums
Professional Quality Control Review
IRS Audit Defense



Annual Reclassification Summary Chart

The chart outlines the accumulative depreciation difference on an annual basis by the cost segregation study.

Original Placed In Service Date	Depreciation Without Cost Seg Analysis		Depreciation With Cost Seg Analysis		Accumulated Depreciation Difference
A	B		C		D
2022	\$	4,200	\$	147,252	\$ 143,052
2023	\$	20,160	\$	14,918	\$ 137,810
2024	\$	20,160	\$	14,918	\$ 132,569
2025	\$	20,160	\$	14,918	\$ 127,327
2026	\$	20,160	\$	14,918	\$ 122,086
2027	\$	20,160	\$	14,918	\$ 116,844
2028	\$	20,160	\$	14,918	\$ 111,602
2029	\$	20,160	\$	14,918	\$ 106,361
2030	\$	20,160	\$	14,918	\$ 101,119
2031	\$	20,160	\$	14,918	\$ 95,878
2032	\$	20,160	\$	14,918	\$ 90,636
2033	\$	20,160	\$	14,918	\$ 85,394
2034	\$	20,160	\$	14,918	\$ 80,153
2035	\$	20,160	\$	14,918	\$ 74,911
2036	\$	20,160	\$	14,918	\$ 69,670
2037	\$	20,160	\$	14,918	\$ 64,428
2038	\$	20,160	\$	14,918	\$ 59,186
2039	\$	20,160	\$	14,918	\$ 53,945
2040	\$	20,160	\$	14,918	\$ 48,703
2041	\$	20,160	\$	14,918	\$ 43,462
2042	\$	20,160	\$	14,918	\$ 38,220
2043	\$	20,160	\$	14,918	\$ 32,978
2044	\$	20,160	\$	14,918	\$ 27,737
2045	\$	20,160	\$	14,918	\$ 22,495
2046	\$	20,160	\$	14,918	\$ 17,254
2047	\$	20,160	\$	14,918	\$ 12,012
2048	\$	20,160	\$	14,918	\$ 6,770
2049	\$	20,160	\$	14,918	\$ 1,529
2050	\$	5,880	\$	4,351	\$ (0)
2051	\$	-	\$	-	\$ (0)
2052	\$	-	\$	-	\$ (0)
2053	\$	-	\$	-	\$ (0)
2054	\$	-	\$	-	\$ (0)
2055	\$	-	\$	-	\$ (0)
2056	\$	-	\$	-	\$ (0)
2057	\$	-	\$	-	\$ (0)
2058	\$	-	\$	-	\$ (0)
2059	\$	-	\$	-	\$ (0)
2060	\$	-	\$	-	\$ (0)
2061	\$	-	\$	-	\$ (0)
2062	\$	-	\$	-	\$ (0)
Totals	\$	554,400	\$	554,400	



Depreciation Reconciliation Chart

This chart shows the annual depreciation reconciliation with estimated results generated from a Cost Segregation Study.

Original Placed In Service Date	Original Depreciation		Reclassified 5 & 7 Year Depreciation*		Reclassified 15 Year Depreciation*		Reclassified 27.5 Year Property Year Depreciation
A	B	C	D	E			
2022	\$ 4,200	\$ 105,336	\$ 38,808	\$ 3,108			
2023	\$ 20,160	\$ -	\$ -	\$ 14,918			
2024	\$ 20,160	\$ -	\$ -	\$ 14,918			
2025	\$ 20,160	\$ -	\$ -	\$ 14,918			
2026	\$ 20,160	\$ -	\$ -	\$ 14,918			
2027	\$ 20,160	\$ -	\$ -	\$ 14,918			
2028	\$ 20,160	\$ -	\$ -	\$ 14,918			
2029	\$ 20,160	\$ -	\$ -	\$ 14,918			
2030	\$ 20,160	\$ -	\$ -	\$ 14,918			
2031	\$ 20,160	\$ -	\$ -	\$ 14,918			
2032	\$ 20,160	\$ -	\$ -	\$ 14,918			
2033	\$ 20,160	\$ -	\$ -	\$ 14,918			
2034	\$ 20,160	\$ -	\$ -	\$ 14,918			
2035	\$ 20,160	\$ -	\$ -	\$ 14,918			
2036	\$ 20,160	\$ -	\$ -	\$ 14,918			
2037	\$ 20,160	\$ -	\$ -	\$ 14,918			
2038	\$ 20,160	\$ -	\$ -	\$ 14,918			
2039	\$ 20,160	\$ -	\$ -	\$ 14,918			
2040	\$ 20,160	\$ -	\$ -	\$ 14,918			
2041	\$ 20,160	\$ -	\$ -	\$ 14,918			
2042	\$ 20,160	\$ -	\$ -	\$ 14,918			
2043	\$ 20,160	\$ -	\$ -	\$ 14,918			
2044	\$ 20,160	\$ -	\$ -	\$ 14,918			
2045	\$ 20,160	\$ -	\$ -	\$ 14,918			
2046	\$ 20,160	\$ -	\$ -	\$ 14,918			
2047	\$ 20,160	\$ -	\$ -	\$ 14,918			
2048	\$ 20,160	\$ -	\$ -	\$ 14,918			
2049	\$ 20,160	\$ -	\$ -	\$ 14,918			
2050	\$ 5,880	\$ -	\$ -	\$ 4,351			
2051	\$ -	\$ -	\$ -	\$ -			
2052	\$ -	\$ -	\$ -	\$ -			
2053	\$ -	\$ -	\$ -	\$ -			
2054	\$ -	\$ -	\$ -	\$ -			
2055	\$ -	\$ -	\$ -	\$ -			
2056	\$ -	\$ -	\$ -	\$ -			
2057	\$ -	\$ -	\$ -	\$ -			
2058	\$ -	\$ -	\$ -	\$ -			
2059	\$ -	\$ -	\$ -	\$ -			
2060	\$ -	\$ -	\$ -	\$ -			
2061	\$ -	\$ -	\$ -	\$ -			
2062	\$ -	\$ -	\$ -	\$ -			
Totals	\$ 554,400	\$ 105,336	\$ 38,808	\$ 410,256			

Notes:

* U.S. Master Tax Guide, Sec.1243, Table 1, Half Year Convention

** U.S. Master Tax Guide, Sec.1243, Table 8, Half Year Convention



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