



Segregation Holding

Cost Segregation Specialists
www.SegregationHolding.com

CASE NO.
112

CASE STUDIES OF PROVEN PERFORMANCE

Taxes Saved: \$361,205* Retail Strip Center

ENGAGEMENT OVERVIEW

Segregation Holding was engaged by an investor group to conduct a cost segregation study of a recently purchased strip center. The objective was to identify assets that could be moved to shorter recovery periods in order to accelerate depreciation and defer taxes.

PROPERTY OVERVIEW

This retail strip center was renovated and placed into service in July 2008. The cost segregation study examined the interior build-out and associated site improvements with a total depreciable cost basis of \$4.94 million. The strip center consists of 83,277 s.f. of retail space on 10.52 acres of land.

ENGINEERING PROCESS

Our engineers examined all design and construction documents, contractor payment applications, and other related data to determine the cost basis for every component in the building. Next, our engineer conducted an on-site inspection to identify and photograph all assets eligible for accelerated depreciation.

Our team (onsite engineer, senior engineer, and tax specialist) reviewed the cost segregation study and certified its completeness and accuracy.



ESTIMATE OF BENEFITS AND SAVINGS

The pre-engagement benchmark estimate we provided to the LLC investors showed a potential reallocation of \$535,039 or 20% to shorter recovery periods. The projected tax benefit was over \$225,000 in first year savings with \$121,588 in current Net Present Value tax savings.

RESULTS

Our study resulted in a total of \$860,563 or 30.6% being rescheduled to 5- and 15- year property. As a result, the property owner will save \$361,205 in first year tax payments and realize over \$289,720 in 10-year Net Present Value tax savings.

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We guarantee any commercial property owner who pays income taxes and owns or leases their office condo, building, or tenant improvements a minimum \$10,000 Federal income tax refund or credit or our **services are free!**