



COST SEGREGATION STUDIES HIGH RISE OFFICE

“Bedford’s reporting is comprehensive and easy to work with. We have had nothing but positive feedback from our clients on their work.” Paul M. | CPA

ACQUISITION

- Cost Basis: \$31,699,145
- Accelerated: \$8,685,565 (27.4%)
- 1st Year Savings: Over \$40,000*
- 10-Year NPV Savings: Over \$1,200,000**

ACQUISITION

- Cost Basis: \$146,133,729
- Accelerated: \$37,410,234 (25.6%)
- 1st Year Savings: Over \$1,200,000*
- 10-Year NPV Savings: Over \$6,800,000**

ACQUISITION

- Cost Basis: \$261,290,000
- Accelerated: \$37,556,368 (25.7%)
- 1st Year Savings: Over \$1,700,000*
- 10-Year NPV Savings: Over \$8,000,000**

ACQUISITION

- Cost Basis: \$83,359,651
- Accelerated: \$11,589,597 (13.9%)
- 1st Year Savings: Over \$655,000*
- 10-Year NPV Savings: Over \$2,800,000**



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* Estimate of first year savings based on a 40% tax rate.

** Estimate of 10-yr net present value savings based on a 40% tax rate and 8% discount rate.