



# COST SEGREGATION STUDIES MULTIFAMILY GARDEN-STYLE

“Bedford’s knowledge of the cost segregation regulatory process is extraordinary. I can recommend Bedford without hesitation.” Kevin D. | SVP

## NEW CONSTRUCTION

- Cost Basis: \$8,608,220
- Accelerated: \$2,177,880 (25.3%)
- 1st Year Savings: Over \$55,000\*
- 10-Year NPV Savings: Over \$390,000\*\*

## ACQUISITION

- Cost Basis: \$3,500,000
- Accelerated: \$1,354,500 (38.7%)
- 1st Year Savings: Over \$72,000\*
- 10-Year NPV Savings: Over \$360,000\*\*

## LOOK BACK STUDY

- Cost Basis: \$15,966,375
- Accelerated: \$3,831,930 (24%)
- Est. §481(a) adj: Over \$2,250,000
- 1st Year Savings: Over \$1,070,000\*
- 10-Year NPV Savings: Over \$1,490,000\*\*

## ACQUISITION

- Cost Basis: \$34,077,364
- Accelerated: \$10,052,822 (29.5%)
- 1st Year Savings: Over \$600,000\*
- 10-Year NPV Savings: Over \$2,270,000\*\*



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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.