



# COST SEGREGATION STUDIES SHOPPING CENTERS

“The results of the studies far surpassed our expectations. The Bedford team was professional and easy to work with.” Steve C. | Owner

## NEW CONSTRUCTION

- Cost Basis: \$8,856,832
- Accelerated: \$1,762,510 (19.9%)
- 1st Year Savings: Over \$55,000\*
- 10-Year NPV Savings: Over \$290,000\*\*

## ACQUISITION

- Cost Basis: \$26,680,000
- Accelerated: \$8,660,962 (32.5%)
- 1st Year Savings: Over \$240,000\*
- 10-Year NPV Savings: Over \$1,420,000\*\*

## LOOK BACK STUDY

- Cost Basis: \$3,789,416
- Accelerated: \$1,183,670 (31.2%)
- Est. §481(a) adj: Over \$370,000
- 1st Year Savings: Over \$170,000\*
- 10-Year NPV Savings: Over \$230,000\*\*

## ACQUISITION

- Cost Basis: \$15,680,000
- Accelerated: \$5,021,102 (32%)
- 1st Year Savings: Over \$150,000\*
- 10-Year NPV Savings: Over \$850,000\*\*



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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.