



COST SEGREGATION STUDIES TENANT IMPROVEMENTS

“Bedford’s technical team has done an excellent job on every engagement and often exceed their initial projections.” Bernadette C. | CPA

FINANCIAL SERV. (QLI & 50% BONUS)

- Cost Basis: \$17,855,536
- Accelerated: \$14,391,562 (80.6%)
- 1st Year Savings: Over \$3,100,000*
- 10-Year NPV Savings: Over \$3,800,000**

LAW FIRM

- Cost Basis: \$2,809,117
- Accelerated: \$698,520 (24.9%)
- 1st Year Savings: Over \$50,000*
- 10-Year NPV Savings: Over \$195,000**

FITNESS CENTER (QLI & 50% BONUS)

- Cost Basis: \$799,839
- Accelerated: \$799,839 (100%)
- 1st Year Savings: Over \$161,000
- 10-Year NPV Savings: Over \$199,000**

CARDIOLOGIST (QLI)

- Cost Basis: \$1,547,224
- Accelerated: \$1,547,224 (100%)
- 1st Year Savings: Over \$15,000*
- 10-Year NPV Savings: Over \$275,000**



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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.