



COST SEGREGATION ADVISOR, LLC

“Accelerating depreciation for Commercial Property Owners”

The tables below provide a summary of the information necessary to generate the **FREE** component assessment of a property. Each table has a different set of information depending on how and when the property was acquired (Existing , New Construction, or Recent Acquisition).

Once the appropriate information is provided, we will outline the Expected Benefits and include our fixed fee...along with a Return-on-Investment that should truly impress.

EXISTING PROPERTY	NEW CONSTRUCTION / IMPROVEMENTS	RECENT ACQUISITION
<ul style="list-style-type: none"> ☞ Brief description of property (size, usage, floors, # units, etc) ☞ Tax Depreciation Schedule <ul style="list-style-type: none"> - Original Purchase (New/Acquisition) - Purchase Price - Purchase or In-Service Date - Land Value (allocated) ☞ <i>Site Survey (if available)</i> 	<ul style="list-style-type: none"> ☞ Brief description of property (size, usage, floors, # units, etc) ☞ Cost ☞ In-Service Date ☞ Leasehold Improvement & Renovations (mo/yr completed) ☞ Capitalized Cost <ul style="list-style-type: none"> - AIA Payment Application(G702/G703) - Change Orders with descriptions ☞ Project Budget 	<ul style="list-style-type: none"> ☞ Brief description of property (size, usage, floors, # units, etc) ☞ Purchase Price ☞ Purchase Date ☞ Closing Statement ☞ Property rent roll (multi tenant ONLY) ☞ Historical Information <ul style="list-style-type: none"> - Tax Depreciation Sched - Inventories furniture etc - Inventories furniture etc ☞ Appraisal (if available) ☞ Land Value (allocated) ☞ <i>Site Drawings (if available)</i>

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