



COST SEGREGATION ADVISOR, LLC

Examples: Components Accelerated with Cost Segregation Study

				
	Golf Course	Parking Garage	Office Building	Medical Center
INSIDE	<p>[Not including the 19th hole - which would vary depending on the facility]</p>		<ul style="list-style-type: none"> ▪ Carpet / Flooring ▪ Décor wall ▪ Ceiling coverings ▪ Windows / Blinds ▪ Interior Glass ▪ Shipping/Receiving dock ▪ Electric Wiring ▪ Phone Wiring ▪ Computer Wiring ▪ Internet connections ▪ Phone connections ▪ Elevator systems ▪ Fire sprinkler system ▪ Lobby area ▪ Employee Break ▪ Everything but the “Brick and Mortar” 	<ul style="list-style-type: none"> ▪ Unique electrical wiring ▪ Power systems ▪ Patient rooms (various) ▪ Operating rooms ▪ X-Ray facilities ▪ Nursing Stations ▪ Unique employee areas ▪ Emergency room facilities ▪ Delivery / Infant areas ▪ Lobbies / Waiting areas ▪ Store fronts / Gift shops ▪ Dialysis facilities ▪ Chemotherapy facilities ▪ Physiotherapy ▪ Employee Break ▪ Exercise facilities ▪ Testing Facilities ▪ Laboratory facilities
OUTSIDE	<ul style="list-style-type: none"> ▪ Grass – various types ▪ Sprinkler Pipes ▪ Sprinkler Heads ▪ Sprinkler Timers ▪ Landscaping Rocks ▪ Landscaping Bark ▪ Landscaping Mulch ▪ Ponds / Wildlife ▪ Water Filtering Systems ▪ Pathways / Sidewalks ▪ Electricity / Generator systems ▪ Parking Lights ▪ Inside Lights ▪ Outside Lights ▪ AC / Heating Systems ▪ Pro Shop / Locker Room facilities ▪ Detached food / bathroom facilities ▪ Plumbing ▪ Maintenance facilities ▪ Employee Break room / Eaves ▪ Drainage systems ▪ Landscaping ▪ Automated watering systems ▪ Covered areas ▪ Parking / Disposal areas 	<ul style="list-style-type: none"> ▪ Cement ▪ Motorized Doors ▪ Elevator System ▪ Stairwell Doors / Railings ▪ Entrance Gates ▪ Attendant Huts ▪ Lavatory facilities ▪ Covered entrance 	<ul style="list-style-type: none"> ▪ Sprinkler System ▪ Landscaping Rocks ▪ Landscaping Bark ▪ Landscaping Mulch ▪ Ponds / Wildlife ▪ Water Filtering Systems ▪ Pathways / Sidewalks ▪ Electricity / Generator systems ▪ Parking Lights ▪ Inside Lights ▪ Outside Lights ▪ AC / Heating Systems ▪ Plumbing ▪ Maintenance facilities ▪ Drainage systems ▪ Landscaping ▪ Automated watering systems ▪ Covered areas ▪ Parking / Disposal areas 	<ul style="list-style-type: none"> ▪ Sprinkler System ▪ Landscaping Rocks ▪ Landscaping Bark ▪ Landscaping Mulch ▪ Ponds / Wildlife ▪ Water Filtering Systems ▪ Pathways / Sidewalks ▪ Electricity / Generator systems ▪ Parking Lights ▪ Inside Lights ▪ Outside Lights ▪ AC / Heating Systems ▪ Locker Room facilities ▪ Plumbing ▪ Maintenance facilities ▪ Drainage systems ▪ Landscaping ▪ Automated watering systems ▪ Covered areas ▪ Parking / Disposal areas