

INITIATIVES

Name	Audi of Missio nViejo		Date	2/5/2014
Property Type	Auto Dealership		Project Number	03.02.2255
Total Building Cost	\$	2,938,651		
Less: Land Value	\$	-		
Total Depreciable Basis	\$	2,938,651		
Estimated Marginal Tax Rate		45%		
Date Placed in Service		6/15/2014		

Estimated Benefit Based on Actual Results

In order to illustrate the benefit of our Cost Segregation Findings, the following table displays the increased depreciation which will lead to increased cash flow. The below numbers are not intended to be definitive, as individual taxpayer situations will dictate actual benefits of applying the Cost Segregation Report.

Tax Year	Increased Depreciation	Expected Increase of Cash
2014	\$69,271	\$31,172
2015	\$113,843	\$51,229
2016	\$71,549	\$32,197
2017	\$44,997	\$20,249
2018	\$41,259	\$18,566
Totals	\$340,919	\$153,413

Audi of Mission Viejo Cost Segregation Overview

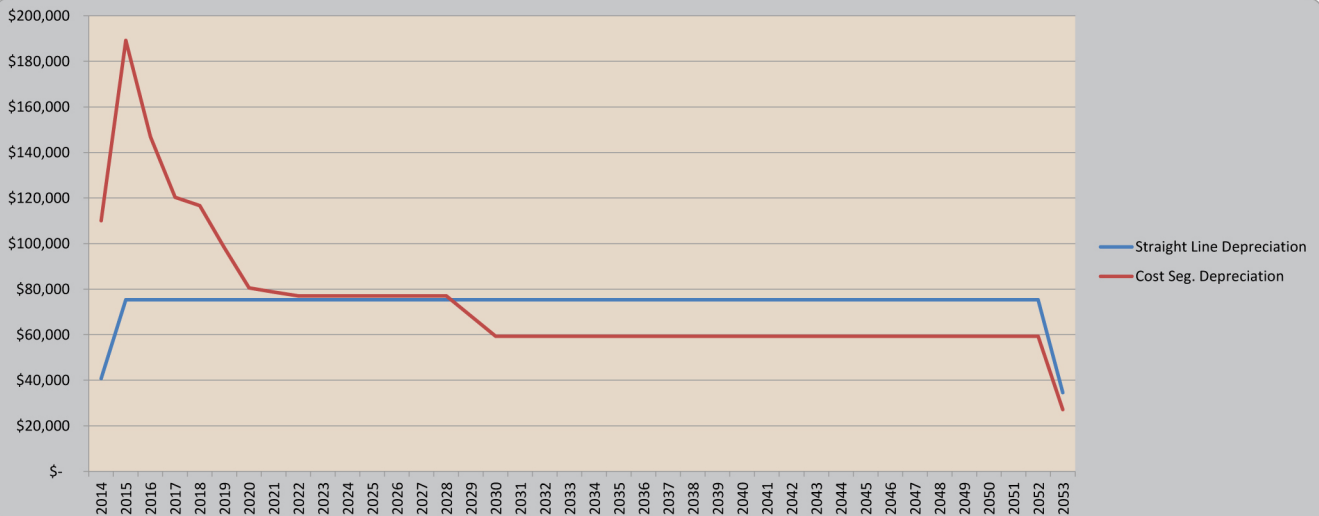
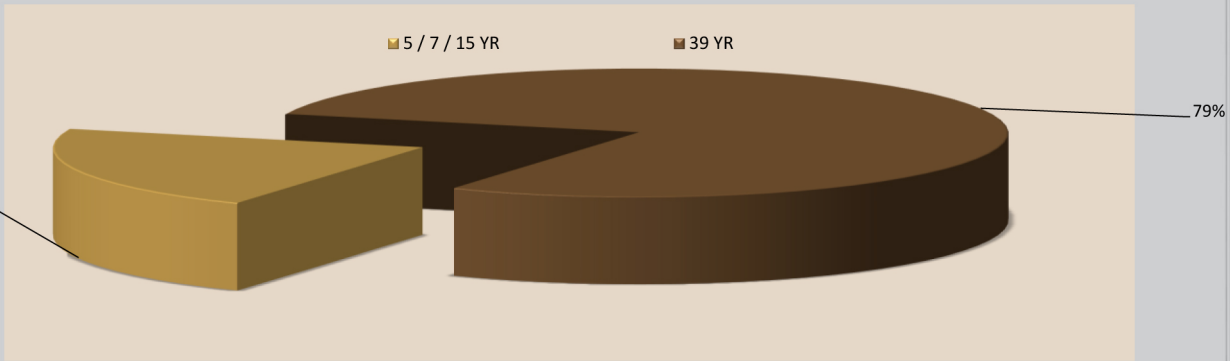
Date 2/5/2014

Project Number 03.02.2255

Analysis Assumptions

Depreciable Basis		2,938,651
Marginal Tax Rate		45%
Discount Rate		7%
5 Year Property	10%	286,215
7 Year Property	1%	40,190
15 Year Property	10%	299,618
39 Year Property	79%	2,312,628

Segregated Property



**Audi of Mission Viejo
Cost Segregation Overview
Net Present Value**

Date 2/5/2014
Project Number 03.02.2255

Tax Year	Depreciation Without Cost Segregation	Depreciation With Cost Segregation	Increased Depreciation	Cash Impact	Net Present Value Of Cash Flow	Accumulated Net Present Value
2014	\$40,815	\$110,085	\$69,271	\$31,172	\$31,172	\$31,172
2015	\$75,350	\$189,193	\$113,843	\$51,229	\$47,878	\$79,050
2016	\$75,350	\$146,899	\$71,549	\$32,197	\$28,122	\$107,172
2017	\$75,350	\$120,347	\$44,997	\$20,249	\$16,529	\$123,701
2018	\$75,350	\$116,609	\$41,259	\$18,566	\$14,164	\$137,865
2019	\$75,350	\$98,046	\$22,696	\$10,213	\$7,282	\$145,147
2020	\$75,350	\$80,578	\$5,228	\$2,352	\$1,567	\$146,715
2021	\$75,350	\$78,783	\$3,433	\$1,545	\$962	\$147,677
2022	\$75,350	\$76,991	\$1,641	\$738	\$430	\$148,106
2023	\$75,350	\$76,991	\$1,641	\$738	\$402	\$148,508
2024	\$75,350	\$76,991	\$1,641	\$738	\$375	\$148,883
2025	\$75,350	\$76,991	\$1,641	\$738	\$351	\$149,234
2026	\$75,350	\$76,991	\$1,641	\$738	\$328	\$149,562
2027	\$75,350	\$76,991	\$1,641	\$738	\$306	\$149,868
2028	\$75,350	\$76,991	\$1,641	\$738	\$286	\$150,154
2029	\$75,350	\$68,140	(\$7,210)	(\$3,245)	(\$1,176)	\$148,979
2030	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$2,447)	\$146,532
2031	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$2,287)	\$144,245
2032	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$2,137)	\$142,108
2033	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,997)	\$140,111
2034	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,867)	\$138,244
2035	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,745)	\$136,499
2036	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,630)	\$134,869
2037	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,524)	\$133,345
2038	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,424)	\$131,921
2039	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,331)	\$130,590
2040	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,244)	\$129,346
2041	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,162)	\$128,184
2042	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,086)	\$127,098
2043	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$1,015)	\$126,082
2044	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$949)	\$125,133
2045	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$887)	\$124,247
2046	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$829)	\$123,418
2047	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$775)	\$122,643
2048	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$724)	\$121,919
2049	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$677)	\$121,243
2050	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$632)	\$120,610
2051	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$591)	\$120,019
2052	\$75,350	\$59,298	(\$16,052)	(\$7,223)	(\$552)	\$119,467
2053	\$34,535	\$27,178	(\$7,357)	(\$3,311)	(\$237)	\$119,231
Totals	\$2,938,651	\$2,938,651	(\$0)	(\$0)	\$119,231	\$119,231