



DEPRECIATION.COM

# COST SEGREGATION STUDY



## 2250 S. OCEAN AVE.

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Property located at:

2250 S. Ocean Ave.  
San Diego, CA 12345

ABC Developers  
5626 S. Broadway  
Chicago, IL 80200

August 6, 2025

Dear John,

**Depreciation.com** (“we” or “us”) has completed a cost segregation study of the multifamily building located at 2250 S. Ocean Ave., San Diego, CA 12345 (hereinafter referred to as “the Property”).

This study considers the review and bifurcation of costs incurred during this ground-up construction project completed and placed in service in the tax year ended December 31, 2025. The purpose of our study was to identify Internal Revenue Code (“IRC”) Section 1245 (tangible personal property) items placed in service during the 2025 tax year and to bifurcate the tax basis between Section 1245 property and Section 1250 (real property).

The cost segregation study was completed and organized by building structure and corresponding building systems in accordance with the final tangible property regulations. The review also included land improvements (Asset Class 00.3, Section 1245 or Section 1250 property depreciated over 15 years) and personal property (Section 1245 property depreciated over 5 and 7 years) as defined under the General Depreciation System (“GDS”) of the Modified Accelerated Cost Recovery System (“MACRS”). This report provides a summary of the analysis, tax considerations, theory and definitions, procedures utilized, and property descriptions.

The results of our analysis are summarized in the following tables.

Summary by Asset Class

| Class Description                | Total Cost  | Property Asset Class | MACRS GDS Life |
|----------------------------------|-------------|----------------------|----------------|
| Residential REAL Property        | \$2,800,000 | Residential Property | 27.5           |
| Distributive Trades and Services | \$600,000   | 57.0                 | 5              |
| Land Improvements                | \$400,000   | 00.3                 | 15             |
| Information Systems              | \$200,000   | 00.12                | 5              |
| Total:                           | \$4,000,000 |                      |                |

This accompanying report should be read carefully for a complete understanding of the methods and procedures used in the segregation of property costs. This report has been produced for Federal Income Tax purposes and shall not be used for any other purpose.

The report and conclusions herein are subject to the assumptions and limiting conditions enumerated in the Statement of General Assumptions and Limiting Conditions section. Our analysis is limited to the scope of this report and is not intended as tax advice or tax planning; how you use the results should be discussed with your tax professional to make sure they fit within current law and align with your broader tax planning goals and overall financial profile.

We appreciate this opportunity to assist you and look forward to working with you on future engagements. Should you have any questions with regards to the matters discussed herein, or if we can be of any further assistance to you, please do not hesitate to contact us.

Sincerely,

*Sean Coleman*

**Sean Coleman**

**sean@depreciation.com**

**1.800.DEPRECIATION**

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## Scope of Services

The purpose of our study was to identify, analyze, and segregate the tax costs of Client's assets at Subject Property placed in service for the tax year ended December 31, 2025 into the appropriate Federal Income Tax Depreciation classifications. The classifications included [qualified improvement property ("QIP") related to buildings (Section 1250 property placed in service after December 31, 2017 and depreciated over 15 years)], land improvements (Asset Class 00.3, Section 1245 or Section 1250 property depreciated over 15 years), and personal property (Section 1245 property depreciated over 5 or 7 years). [Once the cost segregation analysis was completed, we computed the Section 481(a) adjustment and filed the Form 3115, Application for Change in Accounting Method for the tax year ended December 31, 2025.]

The principal procedures performed during the study included, but were not limited to, the following:

- We performed an in-person site inspection of the Property. Photos taken of the Property during the site visit can be found in the Image Assets section;
- We performed an investigation to determine the construction characteristics, utility, installation method, physical condition, and function of the Property at the time of the site inspection;
- We performed a detailed review of the general ledger for all project costs incurred during project;
- We reviewed all of the assets capitalized to fixed assets relating to the project costs incurred and ensuring the capitalized fixed assets reconcile to the general ledger for the project costs incurred at the Property.
- We performed a detailed examination and review of the relevant "as-built" documents including general contractor payment applications, material non general contractor vendor invoices, and blueprints;
- We conducted interviews and discussions with representatives of Client with relevant knowledge concerning the purpose and function of the Property;
- We performed a reconciliation of real and personal property costs, assigned the costs to the appropriate unit of property and summarized the costs into the respective MACRS recovery periods;
- We prepared an allocation of indirect costs (e.g., architect fees, engineering fees, etc.) to Section 1250 and Section 1245 property placed in service in connection with the Property; and
- We prepared a report summarizing the scope of study, discussion of cost segregation methodology and application, description of the Property, photographs taken during site inspection, and conclusions with supporting exhibits.

The procedures performed do not constitute an examination or review in accordance with generally accepted auditing or attestation standards. We did not audit or otherwise verify the information supplied to us in connection with this engagement, from whatever source, except as may be specified in this agreement.



# Property Description

The property is located at 2250 S Ocean Ave, San Diego, CA 12345 and operates as a multifamily residential apartment community. Specifically, the property consists of studio, one-bedroom, and two-bedroom apartment units intended for long-term residential use. In addition to the residential units, the property includes common areas and amenity spaces such as a leasing office, fitness center, community lounge, and outdoor landscaped courtyards that support tenant needs and enhance the overall resident experience. Select units also include private balconies with views of the surrounding area.

This property was developed as a ground-up construction project completed by Client in conjunction with hiring general contractors as well as a variety of engineering, architectural, and design firms. The construction project began in late 2023 and finished in 2025. The Certificate of Occupancy for the building was provided on May 1, 2025, at which point the Property was ready and available for its intended use and placed into service.

The apartment community is a five-story wood-frame structure built over a concrete podium, with both surface and structured parking available for residents. The building includes modern finishes such as vinyl plank flooring in living areas, ceramic tile in bathrooms, and carpet in bedrooms. Kitchens are equipped with cabinetry, solid surface countertops, and full appliance packages. Common amenity spaces feature a business center, rooftop deck with seating areas, and package locker systems. The mechanical, electrical, and plumbing systems are designed to efficiently serve both the individual residential units and shared amenity areas. Site improvements include paved parking areas, exterior lighting, and landscaped grounds with pedestrian walkways.

- **Residential REAL Property** – Tangible property identified with a 27.5-year recovery period (pursuant to Residential Rental Property) includes the core building structure and permanent building systems. This encompasses the foundation, structural framing, exterior walls, roof, windows, doors, plumbing, primary electrical distribution, elevators, and HVAC systems serving the building as a whole for general residential comfort.
- **Distributive Trades and Services (Asset Class 57.0)** – Tangible personal property identified for a 5-year recovery period includes certain items related to resident amenities and services. This category may include property such as fitness center equipment, clubhouse furniture, package lockers, and appliances within common areas that are not considered integral to the building structure.
- **Land Improvements (Asset Class 00.3)** – Tangible property identified for a 15-year recovery period includes improvements to the non-building exterior of the property such as parking lot paving and striping, exterior site lighting, sidewalks, curbs, landscaping, retaining walls, and fencing.
- **Information Systems (Asset Class 00.12)** – Tangible personal property identified for a 5-year recovery period includes technology-related items such as computers, servers, audiovisual equipment in common rooms, security systems, and leasing office equipment like copiers and printers.



# Methodology

The methodology utilized and outlined below is predicated on fully documenting the procedures performed to segregate costs to Section 1245 and Section 1250 property for the Property. The IRS recognizes these procedures as acceptable methods of segregating costs into the appropriate property classes. The methodology consists of the following:

- Site inspection of the Property on July 1st, 2025 ;
- Obtained and reviewed available costing documentation in the form of vendor invoices (specifically general contractor payment applications) and general ledger data for all project costs, which included descriptions of work performed for each vendor where general contractor payment applications were not received;
- Held discussions with representatives of Client including the engineering staff, property management, maintenance staff, and other knowledgeable persons concerning the purpose and function of the Property and the related assets;
- A reconciliation of the total costs examined to the total project costs, including but not limited to, construction costs, change orders, architectural and engineering fees, and interior finish costs;
- A segregation of the project costs to Section 1245 and Section 1250 property by developing quantity take-offs of the labor and material for certain assets developed from the contract documents including, but not limited to, budget cost analyses, and other pertinent information;
- An allocation of indirect costs to direct costs on a pro-rata basis. Examples of indirect costs include architectural costs, consulting fees, design fees, and engineering fees; and
- The identification of assets and their respective costs which are considered to be Section 1245 property and Section 1250 property under the provisions of the IRC, and the classification of property into the recovery periods defined in the 1986 Tax Reform Act Cost Recovery System, the 1993 Revenue Reconciliation Act, the American Jobs Act of 2004, the Tax Relief and Health Care Act of 2006, the Emergency Economic Stabilization Act of 2008, the American Recovery and Reinvestment Act of 2009, the Small Business Jobs and Credit Act of 2010, the Tax Relief, Unemployment Insurance Reauthorization, and Job Creation Act of 2010, the American Taxpayer Relief Act of 2012, the Tax Increase Prevention Act of 2014, the Protecting Americans from Tax Hikes ("PATH") Act of 2015, the Tax Cuts and Jobs Act of 2017 ("TCJA"), and the Coronavirus Aid, Relief, Economic Security Act of 2020 ("CARES Act"), and the One Big Beautiful Bill Act ("OBBA").



## Conclusion

Our conclusions have been achieved by due consideration of relevant facts and data pertaining to the development of the Property. The costs analyzed in the cost segregation study are those related to capitalized costs associated with the ground up construction project completed for tax year ended December 31, 2025. Costs and property information included in this report were provided by Client personnel.

Our classification of assets into their respective tax reporting categories is consistent with our understanding of real and personal property as defined by the Internal Revenue Code, related regulations, revenue rulings, revenue procedures, and court decisions. However, no assurance can be given that our allocation of assets will or will not be subject to review or challenge by the Internal Revenue Service ("IRS" or the "Service") or other governmental institution.

The results of our analysis are summarized in the following table:

### Summary by Asset Class

| Class Description                | Total Cost  | Property Asset Class | MACRS GDS Life |
|----------------------------------|-------------|----------------------|----------------|
| Residential REAL Property        | \$2,800,000 | Residential Property | 27.5           |
| Distributive Trades and Services | \$600,000   | 57.0                 | 5              |
| Land Improvements                | \$400,000   | 00.3                 | 15             |
| Information Systems              | \$200,000   | 00.12                | 5              |
| Total:                           | \$4,000,000 |                      |                |



# Statement of Limiting Conditions

This report has been produced with the following general assumptions and limiting conditions:

- An investigation has not been made of, and no responsibility is assumed for, the legal description of the property or legal matters, including title or encumbrances. Title to the property is assumed to be good and marketable unless otherwise stated.
- Project and cost information furnished by others, upon which all or portions of this report are based, is believed to be reliable. No warranty is implied as to the accuracy of such information. The figures represented in this report are based on the cost basis for the improvements provided by the taxpayer.
- This report has been produced only for the purpose stated and shall not be used for any other purpose. Neither this report nor any portions thereof (including, without limitation, any conclusions, the identity of us, or any individuals signing or associated with this report, or the professional associations or organizations with which they are affiliated) may be disseminated to third parties, except outside tax counsel and/or the tax court of compliant jurisdiction by any means without the prior written consent and approval of Depreciation.com.
- Neither Depreciation.com nor any individual signing or associated with this report shall be required by reason of this report to give further consultation, provide testimony, or appear in court or at other legal proceedings, unless specific arrangements therefore have been made.
- The recovery periods, conventions and classes are deemed to represent the allowable Asset Depreciation Range ("ADR") classes to the taxpayer and the taxpayer has made a thorough review of the recovery period assumptions prior to the issuance of the final report.
- Based upon proper application of P.L. 99-514, recovery periods and conventions of less than one year (as in the case of month-by-month recovery allowance on real property and the first-year recovery allowance on personal property) are not shown in the report and are to be adjusted at the discretion of the taxpayer.
- Areas and dimensions of the property were obtained from surveys and/or public records. Maps or sketches, if included in this report, are only to assist the reader in visualizing the property. Independent surveys were not conducted.
- The scope of our analysis does not include environmental issues.
- This report considers only the costs paid to third parties and does not consider the effect of IRC Section 263A on any additional costs (including interest), if any, which must be capitalized as a result of the application of IRC Section 263A.
- This report considers only the costs paid to third parties and does not consider the effect of IRC Section 263A on any additional costs (including interest), if any, which must be capitalized as a result of the application of IRC Section 263A.
- Acceptance and use of this report constitutes acceptance of all of the foregoing Assumptions and Limiting Conditions.
- Specific prohibitions regarding the use of this report include, but are not limited to, inclusion or reference in any filings with the Securities and Exchange Commission or in any other public offering documents.
- This report has been prepared based on our interpretation of the applicable provisions of the IRC and related administrative rules, relevant Income Tax Regulations, and court decisions. However, subsequent to issuance of this report, certain building components currently viewed as personal property may be challenged by the IRS and affect the conclusions stated in this report.



# Tax Considerations

The determination of the proper recovery period for an asset under Section 168(e) depends upon whether the property is tangible personal property, as defined by Section 1245, or real property, as defined by Section 1250. Originally, determining whether property qualified as tangible personal property was essential to determining whether the Investment Tax Credit ("ITC") could be taken. Case law developed under the ITC for determining what qualifies as personal property also applies in making that determination under MACRS. The MACRS system assigns property to a class which establishes the number of years over which the basis of an asset is recovered (the "recovery period" or "class life"). Section 168(e), the Regulations thereunder, and Rev. Proc. 87-56 provide comprehensive listings of property and their classifications. While there is guidance and lists in the materials mentioned above, there are certain instances when more interpretation of the real or personal determination is needed. When required, we rely on our analysis of the item as well as the application of case law, letter rulings, and other authoritative and administrative guidance.

## Summary by Asset Class

- Personal Property.
- Other property (not including a building or its structural components) but only if such other property is tangible and has an adjusted basis in which there are reflected adjustments described in paragraph (2) for a period in which such property (or other property):
  - i. Was used as an integral part of manufacturing, production, or extraction of or furnishing transportation, communications, electrical energy, gas, water, or sewage disposal services,
  - ii. Constituted a research facility used in connection with any of the activities referred to in clause (i), or
  - iii. Constituted a facility used in connection with any of the activities referred to in clause (i) for the bulk storage of fungible commodities (including commodities in a liquid or gaseous state);
- So much of any real property (other than any property described in the previous bullet) which has an adjusted basis in which there are reflected adjustments for amortization under Section 169, 179, 179B, 179C, 179D, 179E, 188 (as in effect before the repeal by the Revenue Reconciliation Act of 1990), 190, 193, or 194.
- A single purpose agricultural or horticultural structure (as defined in Section 168(i)(13)).
- A storage facility (not including a building or its structural components) used in connection with the distribution of petroleum or any primary product of petroleum.
- Any railroad grading or tunnel bore (as defined in Section 168(e)(4)).

To better understand what constitutes tangible personal property, we look to many rulings, regulations and decisions which have been issued on the subject. Tangible personal property is described as any tangible property, except land and improvements, such as buildings and other inherently permanent structures. The Treasury Regulations state that tangible personal property includes all property (other than the structural components) which is contained in or attached to a building. Thus, such property as production machinery, printing presses, transportation and office equipment, refrigerators, grocery counters, testing equipment, display racks and shelves, and neon and other signs, which is contained in or attached to a building, constitutes tangible personal property. Further, all property which is in the nature of machinery (other than structural components of a building or other inherently permanent structure) shall be considered tangible personal property even though located outside a building (Treas. Reg. Section 1.48-1(c)).

In addition, Treas. Reg. Section 1.48-1(e)(2) states that support systems that are necessary for the operation of, and used directly by, specific items of tangible personal property are not structural components of a building. Rather, they are an integral part of the eligible item and, therefore, are treated as tangible personal property. This is referred to as the “Sole Justification” test. The relevant House Committee reports and rulings indicate that “tangible personal property” is not intended to be narrowly defined, or necessarily follow, the rules of local or state laws.

## Summary by Asset Class

For the purpose of this section, the term “Section 1250 property” means any real property (other than Section 1245 property, as defined in Section 1245(a)(3)) which is or has been property of a character subject to the allowance for depreciation provided in Section 167.

In addition, Treas. Reg. Section 1.48-1(e)(1) provides a detailed explanation of buildings and their structural components for ITC purposes. The term “building” is described as:

...any structure or edifice enclosing space within its walls and usually covered by a roof whereby the structure improves the land, and provides shelter or housing for work, office, display, or sales space. The term includes, for example, structures such as apartment houses, factory and office buildings, warehouses, barns, garages, railway or bus stations, and stores. Such term includes any such structure constructed by, or for, a lessee even if such structure must be removed, or ownership of such structure reverts to the lessor, at the termination of the lease.

The term “structural components” is further defined under Treas. Reg. Section 1.48-1(e)(2) as follows:

...includes such parts of a building as walls, partitions, floors, and ceilings, as well as any permanent coverings therefore such as panelling or tiling; windows and doors; all components (whether in, on, or adjacent to the building) of a central air conditioning or heating system, including motors, compressors, pipes and ducts; plumbing and plumbing fixtures, such as sinks and bathtubs; electric wiring and lighting fixtures; chimneys; stairs; escalators, and elevators, including all components thereof; sprinkler systems; fire escapes; and other components relating to the operations or maintenance of a building.

## Land Improvement Property

Property qualifying as a land improvement is identified based on the applicable provisions of the Internal Revenue Code, Income Tax Regulations, Revenue Rulings, and the court decisions interpreting the Code and Regulations. Under Rev. Proc. 87-56, asset class 00.3, Land Improvements includes improvements directly to or added to land whether such improvements are Section 1245 property or Section 1250 property, provided such improvements are depreciable. Examples of such assets might include sidewalks, roads, canals, waterways, drainage facilities, sewers, wharves, docks, bridges, fences, landscaping, shrubbery, or radio and television transmitting towers. (This excludes public utility initial clearing and grading, and land improvements as specified in Rev. Rul. 72-403, 1972-2 C.B. 102.)

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<sup>1</sup> See H. Rept. No. 1447, *supra*, 1962-3 C.B. at 415.



# Depreciation Considerations

## Land Improvement Property

Under the modified ACRS rules, the cost of most tangible depreciable property placed in service after 1986 is recovered using the appropriate depreciation method, recovery period and convention. The appropriate depreciation method and recovery period for each class of recovery property is as follows:

| Property Asset Class                   | MACRS GDS Life         |
|----------------------------------------|------------------------|
| 5-Year Personal Property               | 200% Declining Balance |
| 7-Year Personal Property               | 200% Declining Balance |
| 15-Year Land Improvements              | 150% Declining Balance |
| 15-Year Qualified Improvement Property | 100% Declining Balance |
| 27.5-Year Residential Real Property    | Straight-Line          |
| 39-Year Non-residential Real Property  | Straight-Line          |

When using the accelerated methods, the taxpayer may switch to the straight-line method at a time that maximizes the deduction. The taxpayer may elect to depreciate the property under the straight-line method instead of using the accelerated method. This election applies to all property in the MACRS class that is placed in service during the tax year.

## Conventions

Averaging conventions apply to depreciation computations made under the regular MACRS method and the straight-line MACRS method. The recovery period begins on the date on which property is deemed to be placed in service under one of the following conventions:

### Half-Year Convention

Under the half-year convention (applicable to property other than residential rental property, non-residential real property, and 39-year leasehold improvement property) property is deemed to have been placed in service or disposed of in the middle of the year. Thus, one-half of the first year's depreciation is allowed for the year in which the property is placed in service, and one-half year of depreciation is allowed in the year the property is disposed of or is otherwise retired from service. In the case of a tax year of less than 12 months, property is treated as being in service for half the number of months in such tax year.

### Mid-Month Convention

A mid-month convention applies to residential rental property, nonresidential real property, and 39-year leasehold improvement property, including low-income housing. Property is deemed placed in service or disposed of during the middle of the month in which the property is placed in service. The deduction is based on the number of months the property was in service. Thus, one-half month's recovery is allowed for the month the property is placed in service and for the month it is disposed of prior to the end of the recovery period.

## Mid-Quarter Convention

A mid-quarter convention applies to all property (other than nonresidential real property, residential rental property, and 39-year leasehold improvement property) if more than 40 percent of the aggregate basis of such property is placed in service during the last three months of the tax year. Under a mid-quarter convention, all property placed in service during any quarter of the tax year is treated as placed in service at the midpoint of such quarter.

## Capital Recovery System

For MACRS property, the class lives and recovery periods for various assets are prescribed by an IRS table in Rev. Proc. 87-56, 1987-2 CB 674 (as clarified and modified by Rev. Proc. 88-22, 1988-1 CB 785).

The recovery period of a property is generally determined by its class life (Section 168(e)(1)). The class life of an item of property is the class life as of the Tax Reform Act of 1986 and the Revenue Reconciliation Act of 1993, as amended by the American Jobs Act of 2004, the Tax Relief and Health Care Act of 2006, the Emergency Economic Stabilization Act of 2008, the American Recovery and Reinvestment Act of 2009, the Tax Relief, Unemployment Insurance Reauthorization and Job Creation Act of 2010, the American Taxpayer Relief Act of 2012, the American Taxpayer Relief Act of 2012, the Tax Increase Prevention Act of 2014, the PATH Act of 2015, the TCJA of 2017, the CARES Act, and OBBB. The following recovery classes of property were identified in this study.

### 5-Year Property

Five-year property generally includes property with an ADR class life of more than four years and less than ten years, such as qualified technological equipment and automobiles. In addition, certain property is specifically categorized as 5-year even though the class life does not fall within this class life range.

### 7-Year Property

Seven-year property includes property with an ADR class life of 10 years or more, but less than 16 years or without any class life (and not classified as residential rental property or nonresidential real property). This section includes assets that relate to office furniture, fixtures, and equipment (Asset Class 00.11) and personal property with no class life.

### 15-Year Property

Fifteen-year property includes property with an ADR class life of 20 years or more, but less than 25 years. Such property includes improvements (such as planters), municipal wastewater treatment plants, telephone distribution plants and comparable equipment used for the two-way exchange of voice and data communications, assets used in producing cement, water carrier assets not qualifying as 10-year property, pipelines, and service station buildings. This section includes assets that relate to land improvements (Asset Class 00.3).

### 27.5-Year Property

Residential Rental property is Section 1250 real property and means any building or structure if 80 percent or more of the gross rental income from such building or structure for the taxable year is rental income from dwelling units. The term “dwelling unit” means a house or apartment used to provide living accommodations in a building or structure, but does not include a unit in a hotel, motel, or other establishment more than one-half of the units in which are used on a transient basis.

## 39-Year Property

Non-residential real property is Section 1250 real property that is not: (1) residential rental property or (2) property with a class life of less than 27.5 years. This includes property that either has no ADR class life or whose class life is 27.5 years or more, including elevators and escalators.



# Other Capital Recovery Considerations

## Qualified Improvement Property (QIP)

The TCJA defined “qualified improvement property” placed in service after December 31, 2017 as any improvement to the interior of a building made by the taxpayer after the building was originally placed in service. The TCJA intended to replace all prior qualified property categories and provide a 15-year MACRS life for qualified improvement property, however, through a technical error in drafting all QIP assets remained 39-year property under the TCJA after January 1, 2018 and as such were not eligible for bonus depreciation.

Subsequently Section 2307(a)(1)(A) and (B) of the CARES Act (P.L. 116-136), enacted on March 27, 2020, includes a technical correction to the TCJA error by adding “any qualified improvement property” under Section 168(e)(3)(E)(vii) and modifying the definition of QIP under Section 168(e)(6)(A) to “any improvement made by the Taxpayer,” respectively. Under Section 2307(b) of the CARES Act, the technical amendments are retroactively effective for QIP placed in service after December 31, 2017. Thus, any QIP, that satisfies the criteria listed below, and is placed in service after December 31, 2017, is 15-year property under Section 168(e)(6)(E)(vii).

The non-elective status applies when any non-residential real property building improvements (regardless of whether the building is leased or owned by the taxpayer) is placed in service after December 31, 2017 where all of the following criteria are met:

- Improvement, made by the taxpayer, to a portion of the building occupied exclusively by the taxpayer;
- The improvement was made to the interior portion of the building;
- The property is Section 1250 property (i.e., a structural component); and
- Improvement is placed in service after the building is placed in service.

The statute goes on to exclude certain improvements, specifically the term QIP shall not include any improvement for which the expenditure is attributable to:

- i. Enlargement of the building;
- ii. Related to any elevator or escalator;
- iii. Related to any structural component benefiting a common area; and
- iv. Related to the structural framework of any building.

## Bonus Depreciation Overview

Bonus depreciation under IRC Section 168(k) of the Internal Revenue Code was originally enacted by the Job Creation and Worker Assistance Act of 2002, and was further amended by subsequent acts as follows:

| Act(s)                                                                                                                    | Start Date | End Date   | Bonus Rate |
|---------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|
| Jobs and Growth Tax Relief Reconciliation Act of 2003                                                                     | 9/11/2001  | 5/5/2003   | 30%        |
| Working Families Tax Relief Act of 2004, American Jobs Creation Act of 2004, Gulf Opportunity Zone Act of 2005            | 5/6/2003   | 12/31/2004 | 50%        |
| Economic Stimulus Act of 2008, American Recovery and Reinvestment Act of 2009, Small Business Jobs and Credit Act of 2010 | 1/1/2008   | 9/8/2010   | 50%        |
| Tax Relief, Unemployment Insurance Reauthorization and Job Creation Act of 2010                                           | 9/9/2010   | 12/31/2011 | 100%       |
| American Taxpayer Relief Act of 2012, Tax Increase Prevention Act of 2014, PATH Act of 2015                               | 1/1/2012   | 12/31/2017 | 50%        |
| PATH Act of 2015                                                                                                          | 1/1/2018   | 12/31/2018 | 40%        |
| PATH Act of 2015                                                                                                          | 1/1/2019   | 12/31/2019 | 30%        |
| PATH Act of 2015                                                                                                          | 1/1/2020   | 12/31/2020 | 0%         |
| TCJA of 2017                                                                                                              | 9/27/2017  | 12/31/2022 | 100%       |
| TCJA of 2017                                                                                                              | 1/1/2023   | 12/31/2023 | 80%        |
| TCJA of 2017                                                                                                              | 1/1/2024   | 12/31/2024 | 60%        |
| TCJA of 2017                                                                                                              | 1/1/2025   | 1/19/2025  | 40%        |
| OBBA of 2025                                                                                                              | 1/20/2025  | Indefinite | 100%       |

The original eligibility requirements for bonus depreciation are listed below, but have been modified over time as discussed in the sections following this list:

- The property must be qualified property. Qualified property as defined in Treas. Reg. Section 1.168(k)-2(b)(2), is MACRS property that has a recovery period of 20 years or less, qualified leasehold improvement property, qualified restaurant property, qualified retail improvement property, computer software, water utility, qualified improvement property, qualified film or television production, qualified live theatrical production and specified plant.
- Original use of the property must commence with the taxpayer and original use means the first use to which the property is put, whether or not that use corresponds to the use of the property by the taxpayer per Treas. Reg. Section 1.168(k)-2(b)(3)(ii).

Property must be acquired during the applicable bonus depreciation timeframe per Treas. Reg. Section 1.168(k)-2(b)(4).

- Property must be placed in service during the applicable bonus depreciation timeframe per Treas. Reg. Section 1.168(k)-2(b)(5).

## Qualified Property

The definition of qualified property has changed over the years, as of the date of this memo qualified property, as defined in Treas. Reg. Section 1.168(k)-2(b)(2), is described as MACRS property that has a recovery period of 20 years or less. MACRS property includes qualified leasehold improvement property as defined in Section 168(e)(6) as in effect on the day before amendment by Section 13204(a)(1) of the Act, qualified restaurant property, as defined in Section 168(e)(7) as in effect on the day before amendment by Section 13204(a)(1) of the Act, that is qualified improvement property as defined in Section 168(e)(6), qualified retail improvement property as defined in Section 168(e)(8) as in effect on the day before amendment by Section 13204(a)(1) of the Act. As well as computer software, water utility, qualified improvement property, qualified film or television production, qualified live theatrical production and specified plant.

For property acquired and placed in service prior to September 27th, 2017 the definition of qualified property, as defined in Treas. Reg. Section 1.168(k)-1(b)(2), generally describes depreciable property as MACRS property that has a recovery period of 20 years or less, computer software as defined in, and depreciated under, Section 167(f)(1), water utility property as defined in Section 168(e)(5) and depreciated under Section 168, or qualified leasehold improvement property as defined in paragraph (c) of this section and depreciated under Section 168.

The TCJA eliminated separate definitions for qualified leasehold improvement, qualified restaurant, and qualified retail improvement property and now provides a general category of QIP in IRC Section 168(e)(6). Additionally, due to a drafting error, the TCJA inadvertently failed to add QIP to IRC Section 168(e)(3)(E) and as such, all qualified improvement property placed in service on or after January 1, 2018 has had a recovery period of 39 years and has been ineligible for bonus depreciation. This error has since been corrected in the CARES Act of 2020.

## Acquisition Rule

The regulations provide special rules for determining the timing of a taxpayer's acquisition of qualifying property. There are a set of rules for acquired property and another set that deal with self-constructed property. Acquired property can include tangible personal property that is acquired by the taxpayer pursuant to a written binding contract entered into by the taxpayer. Property that is manufactured, constructed, or produced for the taxpayer by another person under a written binding contract that is entered into prior to the manufacture, construction, or production of the property for use by the taxpayer in its trade or business or for its production of income, it is not acquired pursuant to a written binding contract but is considered to be self-constructed property.

Pursuant to Treas. Reg. Section 1.168(k)-2(c)(5), manufacture, construction, or production of property begins when physical work of a significant nature begins. Physical work does not include preliminary activities such as planning or designing, securing financing, exploring, or researching. The determination of when physical work of a significant nature begins depends on the facts and circumstances. Preliminary work, such as clearing a site, test drilling to determine soil condition, or excavation to change the contour of the land does not constitute the beginning of construction.

A safe harbor is established within Treas. Reg. Section 1.168(k)-2(b)(5), under which a taxpayer may choose to determine when physical work of a significant nature begins in accordance with paragraph (b)(5)(iv)(B)(2). Physical work of a significant nature will be considered to begin at the time the taxpayer (in the case of an accrual basis taxpayer) or when the cost of a cash basis taxpayer) more than 10 percent of the total cost of the property, excluding the cost of any land and preliminary activities such as planning or designing, securing financing, exploring, or researching. When property is manufactured, constructed, or produced for the taxpayer by another person, this safe harbor test must be satisfied by the taxpayer.

## Original Use

A property must pass the original use test in order to qualify for bonus depreciation. Original use of the property must begin with the taxpayer. Original use, according to Treas. Reg. Section 1.168(k)-2(b)(3)(ii), means the first use to which the property is put, whether or not that use corresponds to the use of the property by the taxpayer. Additional capital expenditures paid or incurred by a taxpayer to recondition or rebuild property acquired or owned by the taxpayer satisfy the original use requirement.

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<sup>4</sup>See Treas. Reg. Section 1.168(k)-2(b)(5)

| Description of Item         | Placed in Service Date | W/P Ref. | 39 Year       | 27.5 Year | 15 Year (QIP) | 15 Year (Land Improvement) | 7 Year (FF&E) | 5 Year (Information System) | 5 Year (Mfg. of Chemicals) |
|-----------------------------|------------------------|----------|---------------|-----------|---------------|----------------------------|---------------|-----------------------------|----------------------------|
| Cost Basis Allocation       | 5/1/2025               |          | \$ 7,750,000  | –         | –             | \$ 950,000                 | –             | –                           | \$ 1,300,000               |
| Depreciable Life            |                        |          | 39            | 27        | 15            | 15                         | 7             | 5                           | 5                          |
| Method                      |                        |          | SL            | SL        | SL            | 150DB                      | 200DB         | 200DB                       | 200DB                      |
| Convention                  |                        |          | HY or MQ      | HY or MQ  | HY or MQ      | HY or MQ                   | HY or MQ      | HY or MQ                    | HY or MQ                   |
| Applicable Bonus            |                        |          | 100%          | 100%      | 100%          | 100%                       | 100%          | 100%                        | 100%                       |
| 2025 Bonus Depreciation     |                        |          |               |           | \$ 950,000    |                            |               |                             | \$ 1,300,000               |
| Remaining Depreciable Basis |                        |          |               |           |               |                            |               |                             |                            |
| 2025 MACRS Depreciation     |                        |          |               |           |               |                            |               |                             |                            |
| 2025 Total Depreciation     |                        |          | \$ 124,388.00 |           |               | \$ 950,000                 |               |                             | \$ 1,300,000               |

| Period | Tax Year | 39-Year    | 27.5-Year | 15-QIP | 15 (Land Improvement) | 7-Year | 5-Year Info | 5-Year Mfg.  | Total        |
|--------|----------|------------|-----------|--------|-----------------------|--------|-------------|--------------|--------------|
| Bonus  | 2025     |            |           |        | \$ 950,000            |        |             | \$ 1,300,000 | \$ 2,250,000 |
| MACRS  | 2025     | \$ 124,388 |           |        |                       |        |             |              | \$ 124,388   |
| 1      | 2025     | \$ 124,388 |           |        | \$ 950,000            |        |             | \$ 1,300,000 | \$ 2,374,388 |
| 2      | 2026     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 3      | 2027     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 4      | 2028     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 5      | 2029     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 6      | 2030     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 7      | 2031     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 8      | 2032     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 9      | 2033     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 10     | 2034     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 11     | 2035     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 12     | 2036     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 13     | 2037     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 14     | 2038     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 15     | 2039     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 16     | 2040     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 17     | 2041     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 18     | 2042     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 19     | 2043     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 20     | 2044     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 21     | 2045     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 22     | 2046     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 23     | 2047     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 24     | 2048     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 25     | 2049     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 26     | 2050     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 27     | 2051     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 28     | 2052     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 29     | 2053     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 30     | 2054     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 31     | 2055     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 32     | 2056     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 33     | 2057     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 34     | 2058     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 35     | 2059     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 36     | 2060     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 37     | 2061     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 38     | 2062     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 39     | 2063     | \$ 198,710 |           |        |                       |        |             |              | \$ 198,710   |
| 40     | 2063     | \$ 74,633  |           |        |                       |        |             |              | \$ 74,633    |

| Property Unit Number | Property Unit Description                               | W/P Ref. | Cost Basis      | W/P Ref. | Tax Life (General Depreciation System) | Federal Method & Convention             | Applicable Bonus Depreciation Percentage |
|----------------------|---------------------------------------------------------|----------|-----------------|----------|----------------------------------------|-----------------------------------------|------------------------------------------|
| 1                    | Building - HVAC                                         | wp-3     | \$ 861,111.00   | wp-2     | 39                                     | MACRS, straight-line, mid-month         | N/A - not eligible                       |
| 2                    | Building - Plumbing                                     | wp-3     | \$ 861,111.00   | wp-2     | 39                                     | MACRS, straight-line, mid-month         | N/A - not eligible                       |
| 3                    | Building - Electrical                                   | wp-3     | \$ 861,111.00   | wp-2     | 39                                     | MACRS, straight-line, mid-month         | N/A - not eligible                       |
| 4                    | Building - Escalators                                   | wp-3     | \$ 861,111.00   | wp-2     | 39                                     | MACRS, straight-line, mid-month         | N/A - not eligible                       |
| 5                    | Building - Elevators                                    | wp-3     | \$ 861,111.00   | wp-2     | 39                                     | MACRS, straight-line, mid-month         | N/A - not eligible                       |
| 6                    | Building - Fire Protection and Alarm                    | wp-3     | \$ 861,111.00   | wp-2     | 39                                     | MACRS, straight-line, mid-month         | N/A - not eligible                       |
| 7                    | Building - Security                                     | wp-3     | \$ 861,111.00   | wp-2     | 39                                     | MACRS, straight-line, mid-month         | N/A - not eligible                       |
| 8                    | Building - Gas Distribution                             | wp-3     | \$ 861,111.00   | wp-2     | 39                                     | MACRS, straight-line, mid-month         | N/A - not eligible                       |
| 9                    | Building - Other Building Systems                       | wp-3     | \$ 861,111.00   | wp-2     | 39                                     | MACRS, straight-line, mid-month         | N/A - not eligible                       |
| 10                   | Qualified Improvement Property                          | wp-3     | -               | wp-2     | 15                                     | MACRS, straight-line, half-year         | 100%                                     |
| 11                   | Land Improvements (Class 00.3)                          | wp-3     | \$ 950,000.00   | wp-2     | 15                                     | MACRS, 150 declining-balance, half-year | 100%                                     |
| 12                   | Furniture, Fixtures, and Equipment (Class 00.11)        | wp-3     | -               | wp-2     | 7                                      | MACRS, 200 declining-balance, half-year | 100%                                     |
| 13                   | Information Systems (Class 00.12)                       | wp-3     | -               | wp-2     | 5                                      | MACRS, 200 declining-balance, half-year | 100%                                     |
| 14                   | Manufacture of Chemicals & Allied Products (Class 28.0) | wp-3     | \$ 1,300,000.00 | wp-2     | 5                                      | MACRS, 200 declining-balance, half-year | 100%                                     |

| CSI Division                    | 5-year Asset Category      | Final Alc. Value     |
|---------------------------------|----------------------------|----------------------|
| Division 11 – Equipment         | Dryer Vent Kit             | \$ 90.00             |
| Division 08 – Openings          | Peephole / Knocker         | \$ 127.00            |
| Division 27 – Communications    | Cable TV Rough-in          | \$ 187.00            |
| Division 27 – Communications    | Cable TV System            | \$ 356.00            |
| Division 10 – Specialties       | Medicine Cabinet           | \$ 504.00            |
| Division 27 – Communications    | POS System                 | \$ 1,404.00          |
| Division 12 – Furnishings       | FF&E                       | \$ 1,600.00          |
| Division 23 – HVAC              | Ceiling Fan                | \$ 1,808.00          |
| Division 10 – Specialties       | Closet Rod/ Shelving       | \$ 1,835.00          |
| Division 12 – Furnishings       | Window Treatments          | \$ 2,116.00          |
| Division 27 – Communications    | Telephone System           | \$ 2,300.00          |
| Division 10 – Specialties       | Shelving                   | \$ 2,362.00          |
| Division 09 – Finishes          | Wall Covering              | \$ 2,824.00          |
| Division 11 – Equipment         | Appliances Residential     | \$ 3,289.00          |
| Division 05 – Metals            | Security Doors/Grilles     | \$ 3,774.00          |
| Division 23 – HVAC              | Special Purpose HVAC       | \$ 3,880.00          |
| Division 06 – Wood and Plastics | Decorative Millwork        | \$ 4,378.00          |
| Division 26 – Electrical        | Special Purpose Electrical | \$ 4,672.00          |
| Division 12 – Furnishings       | Countertop                 | \$ 5,206.00          |
| Division 09 – Finishes          | Flooring                   | \$ 6,054.00          |
| Division 26 – Electrical        | Decorative Lighting        | \$ 8,067.00          |
| Division 09 – Finishes          | Carpeting                  | \$ 8,383.00          |
| Division 22 – Plumbing          | Special Purpose Plumbing   | \$ 19,505.00         |
| Division 12 – Furnishings       | Cabinetry                  | \$ 33,022.00         |
|                                 | <b>5-Year Total</b>        | <b>\$ 117,745.00</b> |

| CSI Division              | 7-year Asset Category | Final Alc. Value   |
|---------------------------|-----------------------|--------------------|
| Division 10 – Specialties | Mailboxes             | \$ 224.00          |
| Division 26 – Electrical  | Building Lighting     | \$ 1,016.00        |
|                           | <b>7-Year Total</b>   | <b>\$ 1,240.00</b> |

| CSI Division                        | 15-year Asset Category | Final Alc. Value    |
|-------------------------------------|------------------------|---------------------|
| Division 32 – Exterior Improvements | Concrete Curbing       | \$ 92.00            |
| Division 32 – Exterior Improvements | Landscaping            | \$ 514.00           |
| Division 32 – Exterior Improvements | Concrete Paving        | \$ 1,505.00         |
| Division 33 – Utilities             | Storm Water System     | \$ 66,858.00        |
|                                     | <b>15-Year Total</b>   | <b>\$ 68,970.00</b> |

| CSI Division                           | 27.5-year Asset Category        | Final Alc. Value     |
|----------------------------------------|---------------------------------|----------------------|
| Division 08 – Openings                 | Interior Doors                  | \$ 639.00            |
| Division 08 – Openings                 | Restroom Accessories            | \$ 704.00            |
| Division 03 – Concrete                 | Slab on Grade                   | \$ 829.00            |
| Division 10 – Specialties              | Fireplace                       | \$ 878.00            |
| Division 26 – Electrical               | Lighting and Branch Wiring      | \$ 881.00            |
| Division 03 – Concrete                 | Roof Coverings                  | \$ 1,169.00          |
| Division 09 – Finishes                 | Interior Floor Finishes         | \$ 1,283.00          |
| Division 33 – Utilities                | Gas Distribution                | \$ 1,334.00          |
| Division 07 – Thermal & Moisture Prot. | Insulation                      | \$ 2,464.00          |
| Division 06 – Wood and Plastics        | Exterior Walls                  | \$ 3,669.00          |
| Division 07 – Thermal & Moisture Prot. | Rain Water Drainage             | \$ 4,676.00          |
| Division 09 – Finishes                 | Interior Ceiling Finishes       | \$ 4,772.00          |
| Division 26 – Electrical               | Electrical Service/Distribution | \$ 5,796.00          |
| Division 04 – Masonry                  | Standard Foundations            | \$ 6,460.00          |
| Division 06 – Wood and Plastics        | Roof Construction               | \$ 6,919.00          |
| Division 06 – Wood and Plastics        | Floor Construction              | \$ 8,064.00          |
| Division 23 – HVAC                     | HVAC System                     | \$ 11,537.00         |
| Division 12 – Furnishings              | Interior Wall Finishes          | \$ 12,100.00         |
| Division 08 – Openings                 | Exterior Doors                  | \$ 12,563.00         |
| Division 22 – Plumbing                 | Plumbing System                 | \$ 21,561.00         |
| Division 06 – Wood and Plastics        | Stair Construction              | \$ 45,147.00         |
|                                        | <b>27.55-Year Total</b>         | <b>\$ 153,445.00</b> |

|                                |                      |
|--------------------------------|----------------------|
| <b>Improvement Basis Total</b> | <b>\$ 341,400.00</b> |
|--------------------------------|----------------------|

| Square Footage                    |      | Cost Basis        |               | Property Details |                   |
|-----------------------------------|------|-------------------|---------------|------------------|-------------------|
| Total land area                   | 2315 | Purchase Price    | \$ 420,100.00 | In-service Date  | 1/12/2023         |
| Total building area               | 2328 | Land Value        | \$ 85,350.00  | Year Built       | 2,011             |
| Total number of floors            | 3    | Improvement Basis | \$ 341,400.00 | Land Use         | Short Term Rental |
| Building footprint                | 926  |                   |               | No. of Units     | 1                 |
| Site exc (paving, sidewalks, etc) | 560  |                   |               |                  |                   |
| Parking lot paving area           | 275  |                   |               |                  |                   |
| Other hard surfaces               | 60   |                   |               |                  |                   |
| Sidewalk area                     | 75   |                   |               |                  |                   |
| Landscaping                       | 150  |                   |               |                  |                   |

| Short-Life 5 Year Term                       | Asset Category             | Unit | Dep. Life | Quantity | Value    | Replacement Value | Rep Total | Final Alc. Value | Final Total | RSM Ref #    | CSI Division Code |
|----------------------------------------------|----------------------------|------|-----------|----------|----------|-------------------|-----------|------------------|-------------|--------------|-------------------|
| Carpet: Medium                               | Carpeting                  | SF   | 5         | 1,164    | \$ 8,261 | \$ 8,261          |           | \$ 7,698         |             | 96816101010  | 9                 |
| Carpet: Add For Pad                          | Carpeting                  | SF   | 5         | 1,164    | \$ 736   | \$ 736            |           | \$ 686           |             | 96816202020  | 9                 |
| Vinyl Composition Tile                       | Flooring                   | SF   | 5         | 815      | \$ 1,793 | \$ 1,793          |           | \$ 1,671         |             | 96519237530  | 9                 |
| Wood Flooring                                | Flooring                   | SF   | 5         | 349      | \$ 4,704 | \$ 4,704          |           | \$ 4,384         |             | 96416100200  | 9                 |
| Refrigerator                                 | Appliances Residential     | EA   | 5         | 1        | \$ 720   | \$ 720            |           | \$ 671           |             | 113013401000 | 11                |
| Refrigerator, Elect Hook-up                  | Special Purpose Electrical | EA   | 5         | 1        | \$ 165   | \$ 165            |           | \$ 154           |             | 260501041130 | 26                |
| Refrigerator, 20A Single-pole Breaker        | Special Purpose Electrical | EA   | 5         | 1        | \$ 80    | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Refrigerator, Ice Machine Plumbing Rough-in  | Special Purpose Plumbing   | EA   | 5         | 1        | \$ 815   | \$ 815            |           | \$ 759           |             | 224716198000 | 22                |
| Oven/Range, Electric                         | Appliances Residential     | EA   | 5         | 1        | \$ 312   | \$ 312            |           | \$ 290           |             | 113013141500 | 11                |
| Oven/Range, Elect. Hook-up                   | Special Purpose Electrical | EA   | 5         | 1        | \$ 306   | \$ 306            |           | \$ 285           |             | 260501041730 | 26                |
| Oven/Range, 20A Breaker                      | Special Purpose Electrical | EA   | 5         | 1        | \$ 80    | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Oven/Range, Gas                              | Appliances Residential     | EA   | 5         | 1        | \$ 700   | \$ 700            |           | \$ 652           |             | 113013150200 | 11                |
| Oven/Range, Gas Piping                       | Special Purpose Plumbing   | EA   | 5         | 1        | \$ 469   | \$ 469            |           | \$ 437           |             | 231123302030 | 23                |
| Countertop Cooktops                          | Appliances Residential     | EA   | 5         | 1        | \$ 381   | \$ 381            |           | \$ 355           |             | 113013150900 | 11                |
| Countertop Cooktops, Elect. Hook-up          | Special Purpose Electrical | EA   | 5         | 1        | \$ 306   | \$ 306            |           | \$ 285           |             | 260501041730 | 26                |
| Wall Oven, Electric                          | Appliances Residential     | EA   | 5         | 1        | \$ 312   | \$ 312            |           | \$ 290           |             | 113013141550 | 11                |
| Wall Oven, Elect. Hook-up                    | Special Purpose Electrical | EA   | 5         | 1        | \$ 165   | \$ 165            |           | \$ 154           |             | 260501041130 | 26                |
| Wall Oven, 20A Single-pole Breaker           | Special Purpose Electrical | EA   | 5         | 1        | \$ 80    | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Microwave Hood                               | Appliances Residential     | EA   | 5         | 1        | \$ 250   | \$ 250            |           | \$ 233           |             | 113013151250 | 11                |
| Microwave Hood, 20A Breaker                  | Special Purpose Electrical | EA   | 5         | 1        | \$ 80    | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Dishwasher                                   | Appliances Residential     | EA   | 5         | 1        | \$ 649   | \$ 649            |           | \$ 605           |             | 113013171250 | 11                |
| Dishwasher, Elect. Hook-up                   | Special Purpose Electrical | EA   | 5         | 1        | \$ 162   | \$ 162            |           | \$ 151           |             | 260501031840 | 26                |
| Dishwasher, Plumbing Rough-in                | Special Purpose Plumbing   | EA   | 5         | 1        | \$ 815   | \$ 815            |           | \$ 759           |             | 224716198000 | 22                |
| Dishwasher, 20A Breaker                      | Special Purpose Electrical | EA   | 5         | 1        | \$ 80    | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Garbage Disposal                             | Appliances Residential     | EA   | 5         | 1        | \$ 207   | \$ 207            |           | \$ 193           |             | 113013133000 | 11                |
| Garbage Disposal, Elect. Hook-up             | Special Purpose Electrical | EA   | 5         | 1        | \$ 169   | \$ 169            |           | \$ 157           |             | 260501039800 | 26                |
| Garbage Disposal, 20A Breaker                | Special Purpose Electrical | EA   | 5         | 1        | \$ 80    | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Clothes Washer, Elect. Hook-up               | Special Purpose Electrical | EA   | 5         | 1        | \$ 165   | \$ 165            |           | \$ 154           |             | 260501041130 | 26                |
| Clothes Washer, Plumbing Rough-in            | Special Purpose Plumbing   | EA   | 5         | 1        | \$ 803   | \$ 803            |           | \$ 748           |             | 224139701980 | 22                |
| Clothes Dryer, Elect. Hook-up                | Special Purpose Electrical | EA   | 5         | 1        | \$ 783   | \$ 783            |           | \$ 729           |             | 224139701980 | 22                |
| Restroom Vent Fan                            | Ceiling Fan                | EA   | 5         | 4        | \$ 910   | \$ 910            |           | \$ 848           |             | 233423106673 | 23                |
| Restroom Vent Fan, Elect. Hook-up            | Special Purpose Electrical | EA   | 5         | 4        | \$ 633   | \$ 633            |           | \$ 590           |             | 260509108280 | 26                |
| Decorative Lighting, Min.                    | Decorative Lighting        | EA   | 5         | 5        | \$ 2,673 | \$ 2,673          |           | \$ 2,491         |             | 265113508270 | 26                |
| Decorative Lighting, Incandescent Fixture    | Decorative Lighting        | EA   | 5         | 7        | \$ 4,028 | \$ 4,028          |           | \$ 3,754         |             | 265113508260 | 26                |
| Decorative Lighting, LED Fixture             | Decorative Lighting        | EA   | 5         | 10       | \$ 1,956 | \$ 1,956          |           | \$ 1,822         |             | 265113550910 | 26                |
| Peephole/Knocker                             | Peephole / Knocker         | EA   | 5         | 2        | \$ 136   | \$ 136            |           | \$ 127           |             | Estimate     | 8                 |
| Coaxial Cable or Fiber Optic Outlet          | Cable TV System            | EA   | 5         | 4        | \$ 382   | \$ 382            |           | \$ 356           |             | 271510230950 | 27                |
| Telephone & Computer Wiring                  | Telephone System           | SF   | 5         | 2,328    | \$ 2,469 | \$ 2,469          |           | \$ 2,300         |             | 271513135200 | 27                |
| Television System                            | Cable TV Rough-in          | EA   | 5         | 2        | \$ 201   | \$ 201            |           | \$ 187           |             | 271510230900 | 27                |
| Point of Sale System, POS                    | POS System                 | EA   | 5         | 1        | \$ 1,506 | \$ 1,506          |           | \$ 1,404         |             | 274213101000 | 27                |
| Point of Sale System, Elect. Hook-up         | Special Purpose Electrical | EA   | 5         | 1        | \$ 165   | \$ 165            |           | \$ 154           |             | 260509108090 | 26                |
| Point of Sale System, 20A Breaker            | Special Purpose Electrical | EA   | 5         | 1        | \$ 80    | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Pass-through AC / Window Unit                | Special Purpose HVAC       | EA   | 5         | 3        | \$ 4,164 | \$ 4,164          |           | \$ 3,830         |             | 238119104940 | 23                |
| Pass-through AC / Window Unit Elect. Hook-up | Special Purpose Electrical | EA   | 5         | 3        | \$ 702   | \$ 702            |           | \$ 654           |             | 260509104590 | 26                |
| Wall Storage Unit                            | FF&E                       | EA   | 5         | 1        | \$ 1,718 | \$ 1,718          |           | \$ 1,600         |             | 123553103300 | 12                |
| Laundry Sink, Single Compartment             | Special Purpose Plumbing   | EA   | 5         | 2        | \$ 641   | \$ 641            |           | \$ 597           |             | 224136103100 | 22                |
| Floor Drain, Small Sinks                     | Special Purpose Plumbing   | EA   | 5         | 5        | \$ 2,484 | \$ 2,484          |           | \$ 2,315         |             | 221319132040 | 22                |
| Small Capacity, Water Heater, Dedicated      | Special Purpose Plumbing   | EA   | 5         | 2        | \$ 1,320 | \$ 1,320          |           | \$ 1,230         |             | 223330131000 | 22                |

| Short-Life 7 Year Term                     | Asset Category             | Unit | Dep. Life | Quantity | Value    | Replacement Value | Rep Total | Final Alc. Value | Final Total | RSM Ref #     | CSI Division Code |
|--------------------------------------------|----------------------------|------|-----------|----------|----------|-------------------|-----------|------------------|-------------|---------------|-------------------|
| Light Fixtures, Porch/Patio/Deck Lighting  | Building Lighting          | EA   | 7         | 4        | \$ 1,090 | \$ 1,090          |           | \$ 1,016         |             | 265623100420  | 26                |
| Mailboxes (Apt type)                       | Mailboxes                  | EA   | 7         | 1        | \$ 241   | \$ 241            |           | \$ 224           |             | 105523102000  | 10                |
| Base Cabinet, Nat. Lacquer Finish          | Cabinetry                  | LF   | 5         | 75       | \$11,189 | \$ 11,189         |           | \$ 10,426        |             | 113013141550  | 32                |
| Countertop, Granite                        | Countertop                 | LF   | 5         | 25       | \$ 5,302 | \$ 5,302          |           | \$ 4,941         |             | 260501041130  | 31                |
| Countertop, Backsplash                     | Countertop                 | LF   | 5         | 25       | \$ 285   | \$ 285            |           | \$ 265           |             | 262416201000  | 31                |
| Shelving, Wood                             | Shelving                   | LF   | 5         | 90       | \$ 1,535 | \$ 1,535          |           | \$ 1,430         |             | 113013151250  | 31                |
| Shelving, Metal                            | Shelving                   | LF   | 5         | 50       | \$ 1,000 | \$ 1,000          |           | \$ 932           |             | 262416201000  | 32                |
| Closet Shelf 12" wd, Wood                  | Closet Rod/Shelving        | LF   | 5         | 25       | \$ 1,970 | \$ 1,970          |           | \$ 1,835         |             | 113013171250  | 32                |
| Medicine Cabinet, Wood                     | Medicine Cabinet           | EA   | 5         | 3        | \$ 541   | \$ 541            |           | \$ 504           |             | 260501031840  | 33                |
| Window-Blinds, Horizontal, Aluminum        | Window Treatments          | SF   | 5         | 270      | \$ 2,107 | \$ 2,107          |           | \$ 1,963         |             | 321613130404  | 33                |
| Window-Blinds, Vertical Blinds             | Window Treatments          | SF   | 5         | 15       | \$ 165   | \$ 165            |           | \$ 154           |             | 334233131575  | 33                |
| Wall Covering, Decorative, Vinyl-base      | Wall Covering              | SF   | 5         | 250      | \$ 3,030 | \$ 3,030          |           | \$ 2,824         |             | 334213130110  | 32                |
| Wainscoting, Softwood                      | Decorative Millwork        | LF   | 5         | 150      | \$ 3,054 | \$ 3,054          |           | \$ 2,846         |             | 991130131010  | 31                |
| Crown Molding, Wall Trim; Softwood         | Decorative Millwork        | LF   | 5         | 175      | \$ 1,194 | \$ 1,194          |           | \$ 1,112         |             | 721130130130  | 4                 |
| Chair Rail, Wall Trim; Softwood            | Decorative Millwork        | LF   | 5         | 75       | \$ 451   | \$ 451            |           | \$ 420           |             | 930130131000  | 3                 |
| Ceiling Fan                                | Ceiling Fan                | EA   | 5         | 3        | \$ 1,031 | \$ 1,031          |           | \$ 962           |             | 312213200130  | 6                 |
| Ceiling Fan, Elect. Hook-up                | Special Purpose Electrical | EA   | 5         | 3        | \$ 496   | \$ 496            |           | \$ 463           |             | 320611000310  | 6                 |
| Roof Construction, Decking, Wood Sheathing | Roof Construction          | SF   | 27.5      | 2328     | \$ 3,420 | \$ 3,420          |           | \$ 3,187         |             | 613130500000  | 6                 |
| Roof Construction, Ceiling Joists, Wood    | Roof Construction          | SF   | 27.5      | 2328     | \$ 2,492 | \$ 2,492          |           | \$ 2,322         |             | 611130130030  | 6                 |
| Roof Coverings, Asphalt Shingle            | Roof Coverings             | SF   | 27.5      | 975      | \$ 1,255 | \$ 1,255          |           | \$ 1,169         |             | 731130131010  | 7                 |
| Exterior Walls, Stud Framing, Wood         | Exterior Walls             | SF   | 27.5      | 2538     | \$ 3,238 | \$ 3,238          |           | \$ 3,008         |             | 611130130040  | 6                 |
| Exterior Doors, Solid Wood                 | Exterior Doors             | LF   | 27.5      | 5        | \$13,482 | \$ 13,482         |           | \$ 12,563        |             | 814130130130  | 8                 |
| Ceiling Finishes, Gypsum Board             | Interior Ceiling Finishes  | SF   | 27.5      | 2325     | \$ 1,521 | \$ 1,521          |           | \$ 1,461         |             | 923130130130  | 9                 |
| Interior Finishes, Bathroom Vanity         | Interior Wall Finishes     | SF   | 27.5      | 390      | \$ 1,587 | \$ 1,587          |           | \$ 1,461         |             | 1232130130200 | 12                |
| Interior Finishes, FRP Wall Panel          | Interior Wall Finishes     | SF   | 27.5      | 4190     | \$10,118 | \$ 10,118         |           | \$ 9,428         |             | 977130130020  | 9                 |
| Wall Finishes, Paint                       | Interior Wall Finishes     | SF   | 27.5      | 2328     | \$ 1,299 | \$ 1,299          |           | \$ 1,211         |             | 991130131010  | 9                 |
| Building Insulation, Rigid or Foam         | Insulation                 | SF   | 27.5      | 3464     | \$ 2,644 | \$ 2,644          |           | \$ 2,464         |             | 721130130130  | 7                 |
| Interior Finishes, Ceramic Tile            | Interior Floor Finishes    | SF   | 27.5      | 2328     | \$ 2,669 | \$ 2,669          |           | \$ 2,484         |             | 930130131000  | 9                 |
| Interior Doors, Hollow Wood                | Interior Doors             | SF   | 27.5      | 2328     | \$ 3,194 | \$ 3,194          |           | \$ 2,974         |             | 814130130160  | 8                 |
| Plumbing, Branch & Rough-in                | Plumbing System            | SF   | 27.5      | 2328     | \$ 2,994 | \$ 2,994          |           | \$ 2,791         |             | 1511130130000 | 15                |

| Short-Life 15 Year Term                      | Asset Category             | Unit | Dep. Life | Quantity | Value     | Replacement Value | Rep Total | Final Alc. Value | Final Total | RSM Ref #    | CSI Division Code |
|----------------------------------------------|----------------------------|------|-----------|----------|-----------|-------------------|-----------|------------------|-------------|--------------|-------------------|
| Paving, Concrete 6"                          | Concrete Paving            | SF   | 15        | 275      | \$ 924    | \$ 924            |           | \$ 861           |             | 321313250020 | 32                |
| Paving, Concrete, Excavation                 | Concrete Paving            | SF   | 15        | 275      | \$ 39     | \$ 39             |           | \$ 36            |             | 312316453500 | 31                |
| Paving, Concrete, Fill                       | Concrete Paving            | SF   | 15        | 275      | \$ 183    | \$ 183            |           | \$ 171           |             | 312323141000 | 31                |
| Paving, Concrete, Site Preparation           | Concrete Paving            | SF   | 15        | 275      | \$ 90     | \$ 90             |           | \$ 84            |             | 312213200130 | 31                |
| Concrete Sidewalk, 4"                        | Concrete Paving            | SF   | 15        | 75       | \$ 379    | \$ 379            |           | \$ 353           |             | 320611000310 | 32                |
| Concrete Curb 6"                             | Concrete Curbing           | LF   | 15        | 7        | \$ 99     | \$ 99             |           | \$ 92            |             | 321613130404 | 32                |
| Catch Basins, 12" X 12"                      | Storm Water System         | EA   | 15        | 4        | \$ 887    | \$ 887            |           | \$ 826           |             | 334233131575 | 33                |
| Storm Drainage, 18" RCP                      | Storm Water System         | LF   | 15        | 1,047    | \$ 66,635 | \$ 66,635         |           | \$ 62,092        |             | 334213130110 | 33                |
| Storm Drainage, Channel Drain                | Storm Water System         | LF   | 15        | 115      | \$ 4,228  | \$ 4,228          |           | \$ 3,940         |             | Estimate     | 33                |
| Landscaping, Layered Plantings / Small Areas | Landscaping                | SF   | 15        | 150      | \$ 505    | \$ 505            |           | \$ 471           |             | Estimate     | 32                |
| Ground Cover, Gravel/Chips                   | Landscaping                | SF   | 15        | 25       | \$ 46     | \$ 46             |           | \$ 43            |             | 312323170500 | 31                |
| Oven/Range, Gas                              | Appliances Residential     | EA   | 5         | 1        | \$ 700    | \$ 700            |           | \$ 652           |             | 113013150200 | 11                |
| Oven/Range, Gas Piping                       | Special Purpose Plumbing   | EA   | 5         | 1        | \$ 469    | \$ 469            |           | \$ 437           |             | 231123302030 | 23                |
| Countertop Cooktops                          | Appliances Residential     | EA   | 5         | 1        | \$ 381    | \$ 381            |           | \$ 355           |             | 113013150900 | 11                |
| Countertop Cooktops, Elect. Hook-up          | Special Purpose Electrical | EA   | 5         | 1        | \$ 306    | \$ 306            |           | \$ 285           |             | 260501041730 | 26                |
| Wall Oven, Electric                          | Appliances Residential     | EA   | 5         | 1        | \$ 312    | \$ 312            |           | \$ 290           |             | 113013141550 | 11                |
| Wall Oven, Elect. Hook-up                    | Special Purpose Electrical | EA   | 5         | 1        | \$ 165    | \$ 165            |           | \$ 154           |             | 260501041130 | 26                |
| Wall Oven, 20A Single-pole Breaker           | Special Purpose Electrical | EA   | 5         | 1        | \$ 80     | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Microwave Hood                               | Appliances Residential     | EA   | 5         | 1        | \$ 250    | \$ 250            |           | \$ 233           |             | 113013151250 | 11                |
| Microwave Hood, 20A Breaker                  | Special Purpose Electrical | EA   | 5         | 1        | \$ 80     | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Dishwasher                                   | Appliances Residential     | EA   | 5         | 1        | \$ 649    | \$ 649            |           | \$ 605           |             | 113013171250 | 11                |
| Dishwasher, Elect. Hook-up                   | Special Purpose Electrical | EA   | 5         | 1        | \$ 162    | \$ 162            |           | \$ 151           |             | 260501031840 | 26                |
| Dishwasher, Plumbing Rough-in                | Special Purpose Plumbing   | EA   | 5         | 1        | \$ 815    | \$ 815            |           | \$ 759           |             | 224716198000 | 22                |
| Dishwasher, 20A Breaker                      | Special Purpose Electrical | EA   | 5         | 1        | \$ 80     | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Garbage Disposal                             | Appliances Residential     | EA   | 5         | 1        | \$ 207    | \$ 207            |           | \$ 193           |             | 113013133000 | 11                |
| Garbage Disposal, Elect. Hook-up             | Special Purpose Electrical | EA   | 5         | 1        | \$ 169    | \$ 169            |           | \$ 157           |             | 260501039800 | 26                |
| Garbage Disposal, 20A Breaker                | Special Purpose Electrical | EA   | 5         | 1        | \$ 80     | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Clothes Washer, Elect. Hook-up               | Special Purpose Electrical | EA   | 5         | 1        | \$ 165    | \$ 165            |           | \$ 154           |             | 260501041130 | 26                |
| Clothes Washer, Plumbing Rough-in            | Special Purpose Plumbing   | EA   | 5         | 1        | \$ 803    | \$ 803            |           | \$ 748           |             | 224139701980 | 22                |
| Clothes Dryer, Elect. Hook-up                | Special Purpose Electrical | EA   | 5         | 1        | \$ 783    | \$ 783            |           | \$ 729           |             | 224139701980 | 22                |
| Restroom Vent Fan                            | Ceiling Fan                | EA   | 5         | 4        | \$ 910    | \$ 910            |           | \$ 848           |             | 233423106673 | 23                |
| Restroom Vent Fan, Elect. Hook-up            | Special Purpose Electrical | EA   | 5         | 4        | \$ 633    | \$ 633            |           | \$ 590           |             | 260509108280 | 26                |
| Decorative Lighting, Min.                    | Decorative Lighting        | EA   | 5         | 5        | \$ 2,673  | \$ 2,673          |           | \$ 2,491         |             | 265113508270 | 26                |
| Decorative Lighting, Incandescent Fixture    | Decorative Lighting        | EA   | 5         | 7        | \$ 4,028  | \$ 4,028          |           | \$ 3,754         |             | 265113508260 | 26                |
| Decorative Lighting, LED Fixture             | Decorative Lighting        | EA   | 5         | 10       | \$ 1,956  | \$ 1,956          |           | \$ 1,822         |             | 265113550910 | 26                |
| Peephole/Knocker                             | Peephole / Knocker         | EA   | 5         | 2        | \$ 136    | \$ 136            |           | \$ 127           |             | Estimate     | 8                 |
| Coaxial Cable or Fiber Optic Outlet          | Cable TV System            | EA   | 5         | 4        | \$ 382    | \$ 382            |           | \$ 356           |             | 271510230950 | 27                |
| Telephone & Computer Wiring                  | Telephone System           | SF   | 5         | 2,328    | \$ 2,469  | \$ 2,469          |           | \$ 2,300         |             | 271513135200 | 27                |
| Television System                            | Cable TV Rough-in          | EA   | 5         | 2        | \$ 201    | \$ 201            |           | \$ 187           |             | 271510230900 | 27                |
| Point of Sale System, POS                    | POS System                 | EA   | 5         | 1        | \$ 1,506  | \$ 1,506          |           | \$ 1,404         |             | 274213101000 | 27                |
| Point of Sale System, Elect. Hook-up         | Special Purpose Electrical | EA   | 5         | 1        | \$ 165    | \$ 165            |           | \$ 154           |             | 260509108090 | 26                |
| Point of Sale System, 20A Breaker            | Special Purpose Electrical | EA   | 5         | 1        | \$ 80     | \$ 80             |           | \$ 74            |             | 262416201000 | 26                |
| Pass-through AC / Window Unit                | Special Purpose HVAC       | EA   | 5         | 3        | \$ 4,164  | \$ 4,164          |           | \$ 3,830         |             | 238119104940 | 23                |
| Pass-through AC / Window Unit Elect. Hook-up | Special Purpose Electrical | EA   | 5         | 3        | \$ 702    | \$ 702            |           | \$ 654           |             | 260509104590 | 26                |
| Wall Storage Unit                            | FF&E                       | EA   | 5         | 1        | \$ 1,718  | \$ 1,718          |           | \$ 1,600         |             | 123553103300 | 12                |
| Laundry Sink, Single Compartment             | Special Purpose Plumbing   | EA   | 5         | 2        | \$ 641    | \$ 641            |           | \$ 597           |             | 224136103100 | 22                |
| Floor Drain, Small Sinks                     | Special Purpose Plumbing   | EA   | 5         | 5        | \$ 2,484  | \$ 2,484          |           | \$ 2,315         |             | 221319132040 | 22                |
| Small Capacity, Water Heater, Dedicated      | Special Purpose Plumbing   | EA   | 5         | 2        | \$ 1,320  | \$ 1,320          |           | \$ 1,230         |             | 223330131000 | 22                |

| Short-Life 27.5 Year Term                   | Asset Category           | Unit | Dep. Life | Quantity | Value     | Replacement Value | Rep Total | Final Alc. Value | Final Total | RSM Ref #    | CSI Division Code |
|---------------------------------------------|--------------------------|------|-----------|----------|-----------|-------------------|-----------|------------------|-------------|--------------|-------------------|
| Interior Finishes, Bathroom Vanity          | Interior Wall Finishes   | LF   | 27.5      | 12       | \$ 1,568  | \$ 1,568          | \$ 1,461  |                  |             | 123223308100 | 12                |
| Interior Finishes, FRP Wall Panel           | Interior Wall Finishes   | SF   | 27.5      | 4,190    | \$ 10,118 | \$ 10,118         | \$ 9,428  |                  |             | 97731010020  | 09                |
| Wall Finishes, Paint                        | Interior Wall Finishes   | SF   | 27.5      | 2,925    | \$ 1,299  | \$ 1,299          | \$ 1,211  |                  |             | 99123720880  | 09                |
| Building Insulation, Rigid or Foam          | Insulation               | SF   | 27.5      | 3,464    | \$ 2,644  | \$ 2,644          | \$ 2,464  |                  |             | 72113100020  | 07                |
| Interior Finishes, Ceramic Tile             | Interior Floor Finishes  | SF   | 27.5      | 279      | \$ 1,377  | \$ 1,377          | \$ 1,283  |                  |             | 93133103000  | 09                |
| Interior Doors, Hollow Wood                 | Interior Doors           | SF   | 27.5      | 56       | \$ 686    | \$ 686            | \$ 639    |                  |             | 81416090108  | 08                |
| Plumbing, Branch & Rough-in                 | Plumbing System          | SF   | 27.5      | 2,328    | \$ 2,994  | \$ 2,994          | \$ 2,790  |                  |             | Estimate     | 22                |
| Plumbing System, Water Heater 60~100 Gal.   | Plumbing System          | EA   | 27.5      | 1        | \$ 2,112  | \$ 2,112          | \$ 1,968  |                  |             | 113015237100 | 11                |
| Plumbing System, Water Closet & Rough-in    | Plumbing System          | EA   | 27.5      | 3        | \$ 5,090  | \$ 5,090          | \$ 4,743  |                  |             | 224113130960 | 22                |
| Plumbing System, Tub w/ Shower & Rough-in   | Plumbing System          | EA   | 27.5      | 2        | \$ 5,976  | \$ 5,976          | \$ 5,568  |                  |             | 224119100180 | 22                |
| Plumbing System, Electric Water Cooler      | Plumbing System          | EA   | 27.5      | 3        | \$ 6,967  | \$ 6,967          | \$ 6,492  |                  |             | 224716100160 | 22                |
| Restroom Accessories, Mirrors               | Restroom Accessories     | SF   | 27.5      | 12       | \$ 238    | \$ 238            | \$ 222    |                  |             | 88313102500  | 08                |
| Restroom Accessories, Grab Bars, Safety     | Restroom Accessories     | EA   | 27.5      | 3        | \$ 143    | \$ 143            | \$ 133    |                  |             | 102813131300 | 10                |
| Restroom Accessories, Towel Rack            | Restroom Accessories     | EA   | 27.5      | 3        | \$ 133    | \$ 133            | \$ 124    |                  |             | 102813136400 | 10                |
| Restroom Accessories, TP Holder/Dispenser   | Restroom Accessories     | EA   | 27.5      | 3        | \$ 68     | \$ 68             | \$ 63     |                  |             | 102813136100 | 10                |
| Restroom Accessories, Soap Holder/Dispenser | Restroom Accessories     | EA   | 27.5      | 3        | \$ 172    | \$ 172            | \$ 161    |                  |             | 102813136400 | 10                |
| Electrical, Branch Wiring                   | Electrical Service/Dist. | SF   | 27.5      | 2,328    | \$ 6,220  | \$ 6,220          | \$ 5,796  |                  |             | Estimate     | 26                |
| Interior Lighting, LED                      | Interior Lighting        | EA   | 27.5      | 5        | \$ 535    | \$ 535            | \$ 499    |                  |             | 265113550610 | 26                |
| Interior Lighting, Bathroom Vanity          | Interior Lighting        | EA   | 27.5      | 2        | \$ 411    | \$ 411            | \$ 383    |                  |             | 265113505660 | 26                |
| HVAC Systems, Package Units                 | HVAC System              | SF   | 27.5      | 2,328    | \$ 12,382 | \$ 12,382         | \$ 11,537 |                  |             | 236213100050 | 23                |
| Stair Construction                          | Roof Construction        | LF   | 27.5      | 300      | \$ 48,450 | \$ 48,450         | \$ 45,147 |                  |             | 64313320400  | 06                |
| Rain Water Drainage, Gutters                | Storm Water System       | LF   | 27.5      | 975      | \$ 5,018  | \$ 5,018          | \$ 4,676  |                  |             | 77123300012  | 07                |
| Fireplace, Built-in, 36"                    | Fireplace                | EA   | 27.5      | 39       | \$ 942    | \$ 942            | \$ 878    |                  |             | 103123102000 | 10                |
| Gas Distribution                            | Gas Distribution         | SF   | 27.5      | 975      | \$ 1,432  | \$ 1,432          | \$ 1,334  |                  |             | Estimate     | 33                |

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