



Date 11/1/2016

Name		Vacation Rental
Property Type		Single Family Rental
Total Building Cost	\$	1,718,022
Less: Land Value	\$	-
Total Depreciable Basis	\$	1,718,022
Estimated Marginal Tax Rate		50%
Date Placed in Service		1/15/2016

Estimated Benefit Based on Actual Results

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

Tax Year	Increased Depreciation	Expected Increase of Cash
2016	\$51,526	\$25,763
2017	\$96,179	\$48,090
2018	\$56,773	\$28,387
2019	\$32,458	\$16,229
2020	\$30,645	\$15,323
Totals	\$267,581	\$133,791

Summary of Net Present Value Benefits

7 Year Net Present Value	14 Year Net Present Value	21 Year Net Present Value
\$121,459	\$112,713	\$93,982

We are pleased to provide you with similar positive results, and look forward to potentially working with you in the future to handle your Cost Segregation needs. If you have any questions or have any concerns please contact Peter J. Burns III at peter@hlcostseg.com

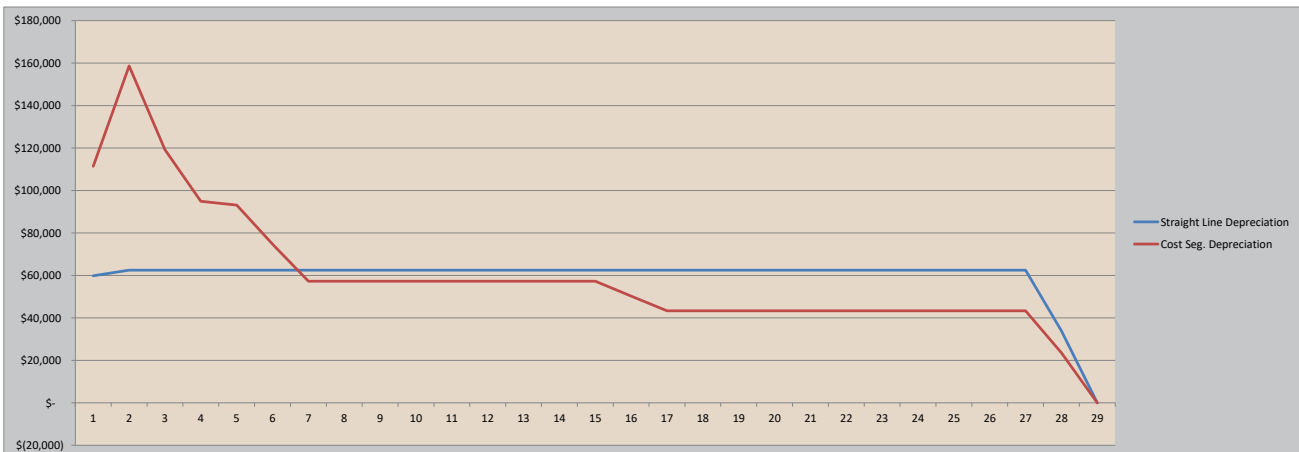
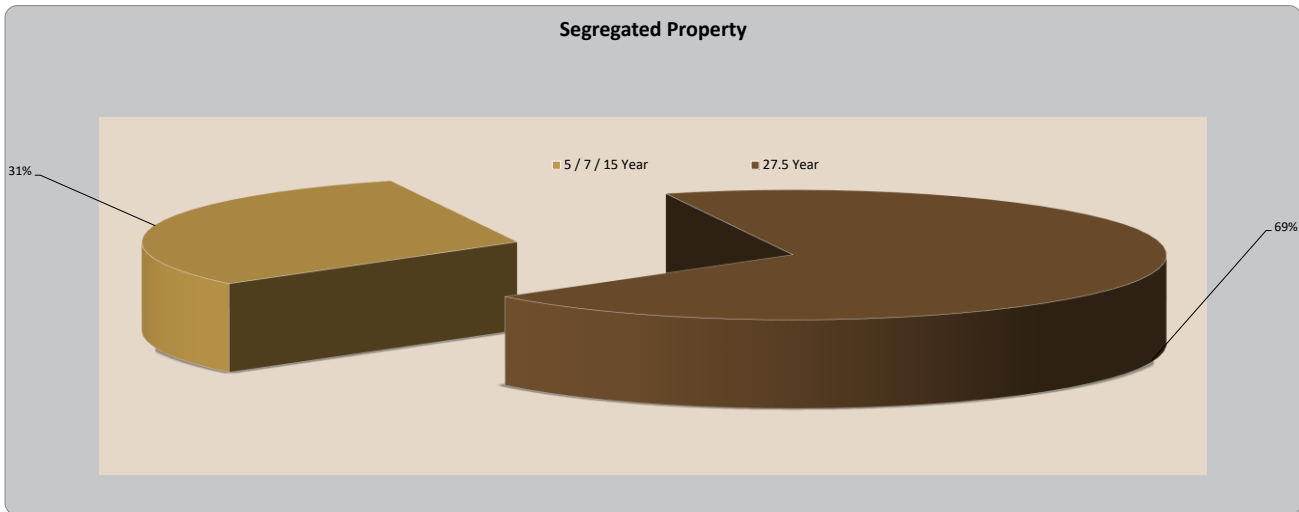


Vacation Rental
Cost Segregation Overview

Date

11/1/2016

<u>Analysis Assumptions</u>		
Depreciable Basis		1,718,022
Marginal Tax Rate		50%
Discount Rate		7%
5 Year Property	17%	290,367
7 Year Property	0%	-
15 Year Property	14%	235,701
27.5 Year Property	69%	1,191,953





**Vacation Rental
Cost Segregation Overview
Net Present Value**

Date 11/1/2016

Tax Year	Depreciation Without Cost Segregation	Depreciation With Cost Segregation	Increased Depreciation	Cash Impact	Net Present Value Of Cash Flow	Accumulated Net Present Value
2016	\$59,870	\$111,396	\$51,526	\$25,763	\$25,763	\$25,763
2017	\$62,474	\$158,653	\$96,179	\$48,090	\$44,944	\$70,707
2018	\$62,474	\$119,247	\$56,773	\$28,387	\$24,794	\$95,501
2019	\$62,474	\$94,931	\$32,458	\$16,229	\$13,248	\$108,748
2020	\$62,474	\$93,119	\$30,645	\$15,323	\$11,690	\$120,438
2021	\$62,474	\$74,760	\$12,287	\$6,143	\$4,380	\$124,818
2022	\$62,474	\$57,262	(\$5,212)	(\$2,606)	(\$1,736)	\$123,081
2023	\$62,474	\$57,262	(\$5,212)	(\$2,606)	(\$1,623)	\$121,459
2024	\$62,474	\$57,262	(\$5,212)	(\$2,606)	(\$1,517)	\$119,942
2025	\$62,474	\$57,262	(\$5,212)	(\$2,606)	(\$1,417)	\$118,525
2026	\$62,474	\$57,262	(\$5,212)	(\$2,606)	(\$1,325)	\$117,200
2027	\$62,474	\$57,262	(\$5,212)	(\$2,606)	(\$1,238)	\$115,962
2028	\$62,474	\$57,262	(\$5,212)	(\$2,606)	(\$1,157)	\$114,805
2029	\$62,474	\$57,262	(\$5,212)	(\$2,606)	(\$1,081)	\$113,724
2030	\$62,474	\$57,262	(\$5,212)	(\$2,606)	(\$1,011)	\$112,713
2031	\$62,474	\$50,299	(\$12,174)	(\$6,087)	(\$2,206)	\$110,507
2032	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$3,240)	\$107,267
2033	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$3,028)	\$104,239
2034	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$2,830)	\$101,409
2035	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$2,645)	\$98,764
2036	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$2,472)	\$96,292
2037	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$2,310)	\$93,982
2038	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$2,159)	\$91,824
2039	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$2,018)	\$89,806
2040	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$1,886)	\$87,920
2041	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$1,762)	\$86,158
2042	\$62,474	\$43,344	(\$19,130)	(\$9,565)	(\$1,647)	\$84,511
2043	\$33,845	\$23,481	(\$10,364)	(\$5,182)	(\$834)	\$83,677
2044	(\$5)	(\$4)	\$2	\$1	\$0	\$83,677
2045	\$0	\$0	\$0	\$0	\$0	\$83,677
2046	\$0	\$0	\$0	\$0	\$0	\$83,677
2047	\$0	\$0	\$0	\$0	\$0	\$83,677
2048	\$0	\$0	\$0	\$0	\$0	\$83,677
2049	\$0	\$0	\$0	\$0	\$0	\$83,677
2050	\$0	\$0	\$0	\$0	\$0	\$83,677
2051	\$0	\$0	\$0	\$0	\$0	\$83,677
2052	\$0	\$0	\$0	\$0	\$0	\$83,677
2053	\$0	\$0	\$0	\$0	\$0	\$83,677
2054	\$0	\$0	\$0	\$0	\$0	\$83,677
2055	\$0	\$0	\$0	\$0	\$0	\$83,677
Totals	\$1,718,022	\$1,718,022	(0)	(0)	\$83,677	\$83,677

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