



# Property Analysis

Stay Compliant, Save Money  
Accelerated Depreciation & Repair Regulations

The Premier Company Providing Engineering-based Cost Segregation Studies for U.S. Properties.



## The CSSI® Difference



Proven Industry Leadership With  
50,000+ Studies Delivered Since  
2003



Coast-To-Coast Coverage  
With Multiple Specialty Tax  
Services



Strategic Partnerships With  
Tax Professionals to  
Maximize Benefits



Full Audit Representation  
Support At No Additional  
Cost

## Mission

We are committed to be the best partner  
at transforming complex tax regulations into tangible financial benefits  
through proven technology and enduring relationships  
for our customers, clients, employees, and stakeholders.

CSSI's expertise extends beyond Cost Segregation to include Research & Development Credits, Section 179D, and Green Zip Tape. Whether you're seeking to reduce your tax burden, improve cash flow, or maximize energy efficiency deductions, our comprehensive platform ensures you receive every available benefit. Our engineering-based approach can reveal savings that others may have missed. Contact your CSSI Representative to learn more.



### R&D Tax Credits

Transform Your Innovation Into  
Immediate Tax Savings



### Section 179D

Maximize Deductions for Energy-  
Efficient Building Investments



### Green Zip Tape

Patented Movable Drywall System  
With Tax Savings Benefits



4953 Lexington Road, Rayle, GA 30660

Retail Store

## Estimated Savings Overview

We are pleased to provide this Cost Segregation Study Property Analysis. These results represent an estimated range of expected results based on prior CSSI study results of similar building types of which over 55,000 have been completed to date.

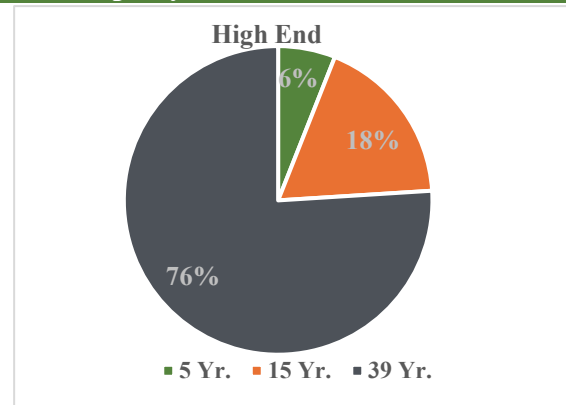
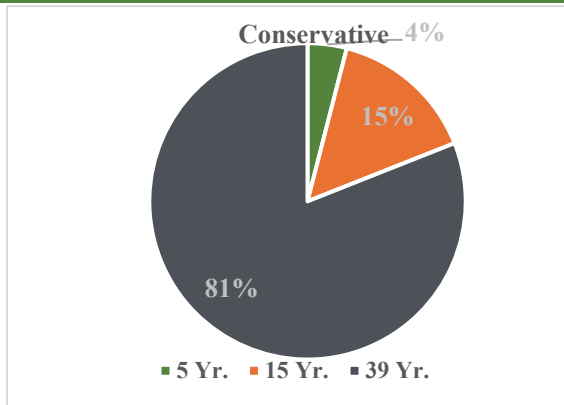
Building Cost: \$1,264,200

Date Placed in Service: 01/1/2026

### 2026 Range of Benefits - Year of Application

	<u>Conservative</u>	<u>High End</u>
2026 Dep.-Accelerated Method	\$265,399	\$327,053
2026 Dep.-Straight Line Method	\$31,112	\$31,112
2026 Increased Deduction	<b>\$234,287</b>	<b>\$295,941</b>
2026 Tax Savings (37%)	<b>\$86,686</b>	<b>\$109,498</b>
ROI: 2026	32 : 1	40 : 1

### Estimated Allocation of Property



### Accumulated Increased Depreciation and Tax Benefits

	<u>Conservative</u>	<u>High End</u>
Accum. Dep. 2026 - 2027	\$228,128	\$288,162
Accum. Tax Savings 2026 - 2027	\$84,407	\$106,620
Accum. Dep. 2026 - 2031	\$203,493	\$257,044
Accum. Tax Savings 2026 - 2031	\$75,293	\$95,106

### Fee Overview

Cost Segregation Study Fee	\$4,360
After Tax Fee	\$2,747

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126803-04  
786-553-8878

The above calculations include 100% bonus depreciation.



Cost Segregation Application Analysis (Conservative)

4953 Lexington Road, Rayle, GA 30660  
Retail Store

Property Class	With Analysis		Without Analysis	
	Percentage Assumed	Depreciable Basis	Percentage Assumed	Depreciable Basis
5 Year Property	4.0%	50,568	0.0%	0
7 Year Property	0.0%	0	0.0%	0
15 Year Property	15.0%	189,630	0.0%	0
39 Year Property	81.0%	1,024,002	100.0%	1,264,200
Total Value of Building	100.0%	\$ 1,264,200	100.0%	\$ 1,264,200

Building Cost : \$ 1,264,200  
Property Acquisition Date : January 2026  
Years of Ownership (X=) : 40  
Last Tax Year of Ownership : 2065  
Present Value Rate of Return : 8.000%

Tax Year Cost Segregation Applied : 2026  
Estimated Study Fees : \$ 4,360  
Estimated Tax Rate : 37.0%  
Estimated After-Tax Study Fees : \$ 2,747

Tax Year of Ownership	5 Year Depreciation With Analysis	7 Year Depreciation With Analysis	15 Year Depreciation With Analysis	39 Year Depreciation With Analysis	Total Depreciation With Analysis	39 Year Depreciation W/O Analysis	Total Depreciation W/O Analysis	Timing Difference	Tax Effect of Timing Difference / Amount Available to Invest After Fees	Cumulative Present Value of Tax Effect	Cumulative Future Value When Cost Segregation Applied After "X" Years
2026	50,568		189,630	25,201	265,399	31,112	31,112	234,287	83,939	83,939	1,688,464
2027				26,255	26,255	32,414	32,414	(6,159)	(2,279)	81,829	1,646,022
2028				26,255	26,255	32,414	32,414	(6,159)	(2,279)	79,876	1,606,724
2029				26,255	26,255	32,414	32,414	(6,159)	(2,279)	78,067	1,570,338
2030				26,255	26,255	32,414	32,414	(6,159)	(2,279)	76,392	1,536,646
2031				26,255	26,255	32,414	32,414	(6,159)	(2,279)	74,841	1,505,450
2032				26,255	26,255	32,414	32,414	(6,159)	(2,279)	73,405	1,476,565
2033				26,255	26,255	32,414	32,414	(6,159)	(2,279)	72,075	1,449,820
2034				26,255	26,255	32,414	32,414	(6,159)	(2,279)	70,844	1,425,055
2035				26,255	26,255	32,414	32,414	(6,159)	(2,279)	69,704	1,402,126
2036				26,255	26,255	32,414	32,414	(6,159)	(2,279)	68,649	1,380,894
2037				26,255	26,255	32,414	32,414	(6,159)	(2,279)	67,672	1,361,236
2038				26,255	26,255	32,414	32,414	(6,159)	(2,279)	66,767	1,343,033
2039				26,255	26,255	32,414	32,414	(6,159)	(2,279)	65,929	1,326,179
2040				26,255	26,255	32,414	32,414	(6,159)	(2,279)	65,153	1,310,573
2041				26,255	26,255	32,414	32,414	(6,159)	(2,279)	64,435	1,296,123
2042				26,255	26,255	32,414	32,414	(6,159)	(2,279)	63,770	1,282,744
2043				26,255	26,255	32,414	32,414	(6,159)	(2,279)	63,154	1,270,356
2044				26,255	26,255	32,414	32,414	(6,159)	(2,279)	62,583	1,258,885
2045				26,255	26,255	32,414	32,414	(6,159)	(2,279)	62,055	1,248,264
2046				26,255	26,255	32,414	32,414	(6,159)	(2,279)	61,567	1,238,430
2047				26,255	26,255	32,414	32,414	(6,159)	(2,279)	61,114	1,229,324
2048				26,255	26,255	32,414	32,414	(6,159)	(2,279)	60,695	1,220,893
2049				26,255	26,255	32,414	32,414	(6,159)	(2,279)	60,307	1,213,086
2050				26,255	26,255	32,414	32,414	(6,159)	(2,279)	59,947	1,205,858
2051				26,255	26,255	32,414	32,414	(6,159)	(2,279)	59,615	1,199,165
2052				26,255	26,255	32,414	32,414	(6,159)	(2,279)	59,306	1,192,968
2053				26,255	26,255	32,414	32,414	(6,159)	(2,279)	59,021	1,187,229
2054				26,255	26,255	32,414	32,414	(6,159)	(2,279)	58,757	1,181,916
2055				26,255	26,255	32,414	32,414	(6,159)	(2,279)	58,513	1,176,997
2056				26,255	26,255	32,414	32,414	(6,159)	(2,279)	58,286	1,172,441
2057				26,255	26,255	32,414	32,414	(6,159)	(2,279)	58,076	1,168,224
2058				26,255	26,255	32,414	32,414	(6,159)	(2,279)	57,882	1,164,318
2059				26,255	26,255	32,414	32,414	(6,159)	(2,279)	57,702	1,160,702
2060				26,255	26,255	32,414	32,414	(6,159)	(2,279)	57,536	1,157,354
2061				26,255	26,255	32,414	32,414	(6,159)	(2,279)	57,382	1,154,254
2062				26,255	26,255	32,414	32,414	(6,159)	(2,279)	57,239	1,151,384
2063				26,255	26,255	32,414	32,414	(6,159)	(2,279)	57,107	1,148,726
2064				26,255	26,255	32,414	32,414	(6,159)	(2,279)	56,985	1,146,265
2065				1,096	1,096	1,353	1,353	(257)	(95)	56,980	1,146,170
Total	\$ 50,568	\$ 0	\$ 189,630	\$ 1,024,002	\$ 1,264,200	\$ 1,264,200	\$ 1,264,200				

Benefit Analysis at End of Ownership (Conservative)	
Cumulative Net Present Value of Benefit	\$ 56,980
Cumulative Future Value of Invested Savings	\$ 1,146,170

Benefit Analysis at End of Ownership (High End)	
Cumulative Net Present Value of Benefit	\$ 72,698
Cumulative Future Value of Invested Savings	\$ 1,462,333

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Cost Segregation Application Analysis (High End)

4953 Lexington Road, Rayle, GA 30660  
Retail Store

Property Class	With Analysis		Without Analysis	
	Percentage Assumed	Depreciable Basis	Percentage Assumed	Depreciable Basis
5 Year Property	6.0%	75,852	0.0%	0
7 Year Property	0.0%	0	0.0%	0
15 Year Property	18.0%	227,556	0.0%	0
39 Year Property	76.0%	960,792	100.0%	1,264,200
Total Value of Building	100.0%	\$ 1,264,200	100.0%	\$ 1,264,200

Building Cost : \$ 1,264,200  
Property Acquisition Date : January 2026  
Years of Ownership (X=) : 40  
Last Tax Year of Ownership : 2065  
Present Value Rate of Return : 8.000%

Tax Year Cost Segregation Applied : 2026  
Estimated Study Fees : \$ 4,360  
Estimated Tax Rate : 37.0%  
Estimated After-Tax Study Fees : \$ 2,747

Tax Year of Ownership	5 Year Depreciation With Analysis	7 Year Depreciation With Analysis	15 Year Depreciation With Analysis	39 Year Depreciation With Analysis	Total Depreciation With Analysis	39 Year Depreciation W/O Analysis	Total Depreciation W/O Analysis	Timing Difference	Tax Effect of Timing Difference / Amount Available to Invest After Fees	Cumulative Present Value of Tax Effect	Cumulative Future Value When Cost Segregation Applied After "X" Years
2026	75,852		227,556	23,645	327,053	31,112	31,112	295,941	106,751	106,751	2,147,337
2027				24,635	24,635	32,414	32,414	(7,779)	(2,878)	104,086	2,093,726
2028				24,635	24,635	32,414	32,414	(7,779)	(2,878)	101,619	2,044,087
2029				24,635	24,635	32,414	32,414	(7,779)	(2,878)	99,334	1,998,124
2030				24,635	24,635	32,414	32,414	(7,779)	(2,878)	97,218	1,955,567
2031				24,635	24,635	32,414	32,414	(7,779)	(2,878)	95,259	1,916,161
2032				24,635	24,635	32,414	32,414	(7,779)	(2,878)	93,445	1,879,675
2033				24,635	24,635	32,414	32,414	(7,779)	(2,878)	91,766	1,845,891
2034				24,635	24,635	32,414	32,414	(7,779)	(2,878)	90,210	1,814,610
2035				24,635	24,635	32,414	32,414	(7,779)	(2,878)	88,771	1,785,646
2036				24,635	24,635	32,414	32,414	(7,779)	(2,878)	87,437	1,758,828
2037				24,635	24,635	32,414	32,414	(7,779)	(2,878)	86,203	1,733,996
2038				24,635	24,635	32,414	32,414	(7,779)	(2,878)	85,060	1,711,003
2039				24,635	24,635	32,414	32,414	(7,779)	(2,878)	84,001	1,689,714
2040				24,635	24,635	32,414	32,414	(7,779)	(2,878)	83,021	1,670,001
2041				24,635	24,635	32,414	32,414	(7,779)	(2,878)	82,114	1,651,749
2042				24,635	24,635	32,414	32,414	(7,779)	(2,878)	81,274	1,634,849
2043				24,635	24,635	32,414	32,414	(7,779)	(2,878)	80,496	1,619,200
2044				24,635	24,635	32,414	32,414	(7,779)	(2,878)	79,776	1,604,711
2045				24,635	24,635	32,414	32,414	(7,779)	(2,878)	79,109	1,591,295
2046				24,635	24,635	32,414	32,414	(7,779)	(2,878)	78,491	1,578,873
2047				24,635	24,635	32,414	32,414	(7,779)	(2,878)	77,919	1,567,371
2048				24,635	24,635	32,414	32,414	(7,779)	(2,878)	77,390	1,556,721
2049				24,635	24,635	32,414	32,414	(7,779)	(2,878)	76,900	1,546,860
2050				24,635	24,635	32,414	32,414	(7,779)	(2,878)	76,446	1,537,729
2051				24,635	24,635	32,414	32,414	(7,779)	(2,878)	76,025	1,529,275
2052				24,635	24,635	32,414	32,414	(7,779)	(2,878)	75,636	1,521,447
2053				24,635	24,635	32,414	32,414	(7,779)	(2,878)	75,276	1,514,198
2054				24,635	24,635	32,414	32,414	(7,779)	(2,878)	74,942	1,507,487
2055				24,635	24,635	32,414	32,414	(7,779)	(2,878)	74,633	1,501,273
2056				24,635	24,635	32,414	32,414	(7,779)	(2,878)	74,347	1,495,519
2057				24,635	24,635	32,414	32,414	(7,779)	(2,878)	74,082	1,490,191
2058				24,635	24,635	32,414	32,414	(7,779)	(2,878)	73,837	1,485,258
2059				24,635	24,635	32,414	32,414	(7,779)	(2,878)	73,610	1,480,691
2060				24,635	24,635	32,414	32,414	(7,779)	(2,878)	73,400	1,476,461
2061				24,635	24,635	32,414	32,414	(7,779)	(2,878)	73,205	1,472,545
2062				24,635	24,635	32,414	32,414	(7,779)	(2,878)	73,025	1,468,919
2063				24,635	24,635	32,414	32,414	(7,779)	(2,878)	72,858	1,465,562
2064				24,635	24,635	32,414	32,414	(7,779)	(2,878)	72,704	1,462,453
2065				1,028	1,028	1,353	1,353	(325)	(120)	72,698	1,462,333
Total	\$ 75,852	\$ 0	\$ 227,556	\$ 960,792	\$ 1,264,200	\$ 1,264,200	\$ 1,264,200				

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786-553-8878

Benefit Analysis at End of Ownership	
Cumulative Net Present Value of Benefit	\$ 72,698
Cumulative Future Value of Invested Savings	\$ 1,462,333



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## **Cost Segregation Study Engagement Letter**

We are pleased to provide this engagement letter to you outlining the Cost Segregation Study for your firm by Cost Segregation Services, LLC. Our analysis will entail a cost classification study, the preparation of the cost segregation report, and the review with your CPA for the application of depreciation for these assets. These results will be applied to your financial records by your CPA.

Our engagement is divided into the following two phases.

### **PHASE I: Preliminary Analysis and Identification**

This phase of the engagement consists of familiarization with the project, establishment of the working relationship between our firm, your organization and others (architect, engineer, and general contractor), and preliminary identification of asset categories under MACRS (Modified Accelerated Cost Recovery System).

### **PHASE II: In-Depth Analysis and Report Compilation**

Our completion of the study is dependent on the availability, accuracy and substantiation of the project records. This phase consists of analyzing the accumulation of cost information and any change orders. Therefore, the quicker we can receive the relevant information, the faster the work can get started and accelerate our delivery time to you. It will also include a physical inspection of the property. Our compilation will segregate all of the construction costs of the project according to the appropriate MACRS category and depreciable life. In addition, we will appropriately allocate indirect costs to the direct construction costs as finally segregated among 5-year, 7-year, 15-year, 27.5, 31.5 and/or 39-year depreciation lives. In addition, this report will contain the identification of unit of property defined buildings and building systems within each unit of property as defined by the Tangible Property Regulations. Building systems defined may include but are not limited to the following: HVAC, Plumbing, Electrical, Escalators, Elevators, Fire protection and alarm, Security, Gas distribution, and Other components identified in published guidance. Once the study is completed and classification changes are properly identified we will review the Cost Segregation Report with your CPA for application to your financial records.

### **Fees**

Our fee for PHASE I and PHASE II will be a fixed fee of \$ 4,360 (Four Thousand Three Hundred Sixty Dollars). Our fee includes \$ 2,180 (Two Thousand One Hundred Eighty Dollars) due and payable at the time this agreement is authorized. The initial deposit is required before we start Phase II. The remainder of the fee, \$ 2,180 (Two Thousand One Hundred Eighty Dollars), will be due contemporaneous with the delivery to you of the Cost Segregation Study Report.





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**Payment Method:**

We transitioned to an automated, paperless billing system where you can pay with a Credit Card or an ACH. ACH and Debit Card payments will not incur any additional processing fees while a Credit Card processing will incur an additional 3%. The initial deposit payment method will be stored in our billing system, and the final payment will be automatically processed prior to the delivery of the Cost Segregation Study Report.

Our work will not constitute an audit, the objective of which is the expression of a professional opinion regarding the construction costs, nor will it constitute a review, the objective of which is the expression of limited assurance that no material modifications need to be made to the building costs for them to be in conformity with generally accepted accounting principles. Accordingly, we will not express an opinion nor any form of assurance on the building costs referred to above.

Further, said fee includes technical representation by our firm in the unlikely event of an Internal Revenue Service audit specifically relating to the identification of asset categories under MACRS resulting from our analysis. It does not represent involvement by your CPA.

Our work is not designed to disclose errors, irregularities or illegal acts, including fraud or defalcations and therefore should not and shall not be used for those purposes.

We look forward to the opportunity of working with you. We will immediately set forth a project timetable that meets your schedule and convenience.

**Client Authorization**

Client Signature: \_\_\_\_\_ Authorized By: \_\_\_\_\_  
CSSI

Printed Name: \_\_\_\_\_ Project # 126803-04

Legal Entity Name: \_\_\_\_\_ Property #1:

Title: \_\_\_\_\_ Address: 4953 Lexington Road, Rayle, GA 30660

Date of Engagement: \_\_\_\_\_

Client Phone Number: \_\_\_\_\_

Client Email: \_\_\_\_\_ Property #2:

Address: \_\_\_\_\_ Address:

City/State/Zip: \_\_\_\_\_ Sol Murray

# MINIMUM DATA REQUIRED

TO ENSURE DATA COLLECTION PROCESS IS SATISFIED



## BUILDING PURCHASE PRIOR TAX YEAR

Completed Engagement Letter

Prior Year Depreciation Schedule

Site Survey Photographs

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Drawings\*

Appraisal\*

Settlement Statement\*



## NEW CONSTRUCTION PRIOR TAX YEAR

Completed Engagement Letter

Prior Year Depreciation Schedule

Site Survey Photographs

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Drawings\*

Cost Detail from Construction\*



## BUILDING PURCHASE CURRENT TAX YEAR

Completed Engagement Letter

Confirmed Cost Basis (No Land Value)

Site Survey Photographs

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Drawings\*

Appraisal\*

Settlement Statement\*



## NEW CONSTRUCTION CURRENT TAX YEAR

Completed Engagement Letter

Confirmed Cost Basis (No Land Value)

Site Survey Photographs

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Drawings\*

Cost Detail from Construction\*



## IMPROVEMENTS CURRENT TAX YEAR DISPOSITION

Completed Engagement Letter

Confirmed Cost Basis

Cost Detail from Improvements

Site Survey Photographs

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Drawings\*

\* Items are helpful but not required, provide email confirmation if you cannot supply these  
Please supply the requested information within **one week** of engagement to ensure a timely start to your cost segregation study

C O S T   S E G R E G A T I O N   S E R V I C E S ,   L L C



## Deposit Invoice

Invoice Number: 126803-04  
Invoice Date: 11/20/2025  
Project Number: 126803-04

### **Bill To:**

4953 Lexington Road, Rayle, GA 30660

### **Remit To:**

Cost Segregation Services, LLC  
10211 Siegen Lane, Building 1  
Baton Rouge, LA 70810

Study Fee:	\$4,360.00
<b>Deposit Due Upon Engagement:</b>	<b>\$2,180.00</b>

### **Properties Included:**

4953 Lexington Road, Rayle, GA 30660

Please call your representative, Sol Murray at 786-553-8878, with any questions.

Thank you for your business!  
[Click Here to Make Payment](#)