

Wystein Opportunity Fund, LLC
12610-12616 Venice Blvd, Mar Vista, CA
Depreciation Analysis

Cost Segregation Benefit Analysis

For the residential property located in Mar Vista, CA we have estimated the following asset classifications:

Non-Depreciable Land Value	\$ 466,667	
27.5 Year Real Property	1,380,000	90%
15-Year Land Improvements	15,333	1%
5-Year Personal Property	138,000	9%
<hr/>		
Total Installed Cost of Reviewed Assets	\$ 2,000,000	

Assuming an aggregate federal and state tax rate of 37% with a discount rate of 7%, the benefits can be summarized as follows:

	<u>Projected Results:</u>	<u>High-End Results:</u>
Increased First Year Cash Flow	\$ 37,121	\$ 72,880
Increased Cash Flow Over First 5 Years	44,773	84,411
Cumulative Present Value of Tax Deferral	26,947	51,865

Based on the necessary time to complete the project and write a detailed report, our fee will be:

Fee (excluding out-of-pocket)	\$3,000
After Tax Fee	\$1,890
<i>Return on Investment</i>	14 to 1

Wystein Opportunity Fund, LLC
12610-12616 Venice Blvd, Mar Vista, CA
Depreciation Analysis

First Year Increased Cash Flow \$ 37,121
Cumulative Present Value of Tax Deferral \$ 26,947

Year	Original		Result of Study		Change			Present Value of Increased Cash Flow
	Depreciation Deduction	Cash Flow	Depreciation Deduction	Cash Flow	481(a) Adjustment	Depreciation Deduction	Increased Cash Flow	
2024	\$ (30,202)	\$ 11,175	\$ (130,528)	\$ 48,296		(100,326)	37,121	35,886
2025	(55,758)	20,630	(68,428)	25,319		(12,671)	4,688	4,236
2026	(55,758)	20,630	(61,305)	22,683		(5,547)	2,052	1,733
2027	(55,758)	20,630	(57,013)	21,095		(1,255)	464	367
2028	(55,758)	20,630	(56,966)	21,077		(1,208)	447	330
2029	(55,758)	20,630	(53,744)	19,885		2,014	(745)	(514)
2030	(55,758)	20,630	(50,544)	18,701		5,214	(1,929)	(1,243)
2031	(55,758)	20,630	(50,544)	18,701		5,214	(1,929)	(1,161)
2032	(55,758)	20,630	(50,544)	18,701		5,214	(1,929)	(1,085)
2033	(55,758)	20,630	(50,544)	18,701		5,214	(1,929)	(1,014)
2034	(55,758)	20,630	(50,544)	18,701		5,214	(1,929)	(948)
2035	(55,758)	20,630	(50,544)	18,701		5,214	(1,929)	(886)
2036	(55,758)	20,630	(50,544)	18,701		5,214	(1,929)	(828)
2037	(55,758)	20,630	(50,544)	18,701		5,214	(1,929)	(774)
2038	(55,758)	20,630	(50,544)	18,701		5,214	(1,929)	(723)
2039	(55,758)	20,630	(50,363)	18,634		5,395	(1,996)	(699)
2040	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(676)
2041	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(631)
2042	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(590)
2043	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(551)
2044	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(515)
2045	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(482)
2046	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(450)
2047	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(421)
2048	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(393)
2049	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(367)
2050	(55,758)	20,630	(50,182)	18,567		5,576	(2,063)	(343)
2051	(53,434)	19,771	(48,091)	17,794		5,343	(1,977)	(308)
2052	-	-	-	-		-	-	-
	\$ (1,533,333)	\$ 567,333	\$ (1,533,333)	\$ 567,333	\$ -	\$ (0)	\$ 0	\$ 26,947