



VERITAX ADVISORS
Your Cost Seg + R&D Specialists

Prepared For:

Private Client of Meili Porter

Subject Property Name:

Multi-Family Residential Rentals

Subject Property Location:

207 Hidden Woods Place, Melbourne, FL 32901

Original Date Placed In Service:

December 2025

	Optimal Results	Median Results	Minimal Results
1st Year Cash Benefit	\$ 91,840.64	\$ 76,533.86	\$ 61,227.09
5 Year Accumulated Cash Benefit	\$ 80,250.80	\$ 66,875.67	\$ 53,500.54
10 Year Accumulated Cash Benefit	\$ 69,090.83	\$ 57,575.69	\$ 46,060.55
Overall NPV	\$ 47,355.10	\$ 39,462.58	\$ 31,570.07

	Optimal Results	Median Results	Minimal Results
Long Term Property for Cost Segregation	\$ 730,000.00	\$ 730,000.00	\$ 730,000.00
Reclassification To 5 Year Property	\$ 175,200.00	\$ 153,300.00	\$ 131,400.00
Reclassification To 15 Year Property	\$ 87,600.00	\$ 65,700.00	\$ 43,800.00
Reclassification To 27.5 Year Property	\$ 467,200.00	\$ 511,000.00	\$ 554,800.00
Total Reclassified Property	\$ 262,800.00	\$ 219,000.00	\$ 175,200.00

	Optimal Results	Median Results	Minimal Results
Percentage Reclassification 5 Year Property	24.00%	21.00%	18.00%
Percentage Reclassification 15 Year Property	12.00%	9.00%	6.00%
Percentage Reclassification 27.5 Year Property	64.00%	70.00%	76.00%
Totals	36.00%	30.00%	24.00%

This document provides an estimate of the potential range of tax deferral benefits you could anticipate from having a Cost Segregation Study conducted on the listed subject property. This document should not be relied upon as specific tax guidance. The percentages used to illustrate the post CSS classifications are general in nature and do not represent the exact benefits for the subject property. Calculations for additional tax deferral and net present value are based on the assumptions listed on page one. These estimated results highlight a conservative summary of the results that this property could anticipate reclassifying with the assistance of a Cost Segregation Study.

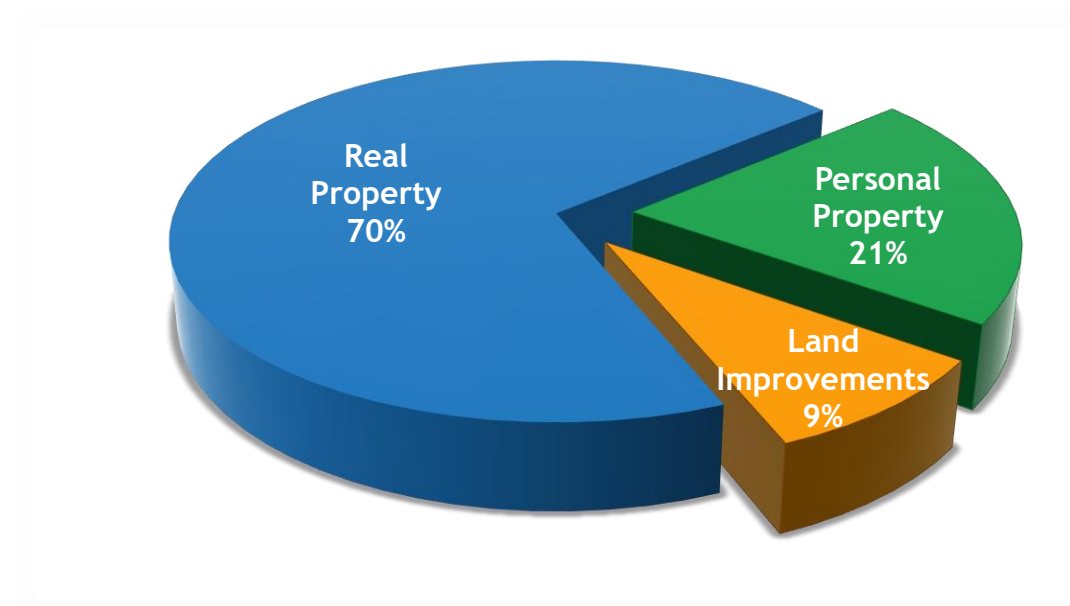


	Optimal Results	Median Results	Minimal Results
1st Year Depreciation Difference	\$ 262,402	\$ 218,668	\$ 174,935
Federal & State Tax Rate	35%	35%	35%
1st Year Cash Benefit	\$ 91,840.64	\$ 76,533.86	\$ 61,227.09

BEFORE A COST SEGREGATION STUDY



AFTER A COST SEGREGATION STUDY





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2nd Year Depreciation Difference	\$	(9,556)	\$	(7,964)
Federal & State Tax Rate		35.00%		35.00%
NPV Factor @ 6% Discount Factor		94.34%		94.34%
2nd Year Cash Benefit	\$	(3,155)	\$	(2,630)
3rd Year Depreciation Difference	\$	(9,556)	\$	(7,964)
Federal & State Tax Rate		35.00%		35.00%
NPV Factor @ 6% Discount Factor		89.00%		89.00%
3rd Year Cash Benefit	\$	(2,977)	\$	(2,481)
4th Year Depreciation Difference	\$	(9,556)	\$	(7,964)
Federal & State Tax Rate		35.00%		35.00%
NPV Factor @ 6% Discount Factor		83.96%		83.96%
4th Year Cash Benefit	\$	(2,808)	\$	(2,340)
5th Year Depreciation Difference	\$	(9,556)	\$	(7,964)
Federal & State Tax Rate		35.00%		35.00%
NPV Factor @ 6% Discount Factor		79.21%		79.21%
5th Year Cash Benefit	\$	(2,649)	\$	(2,208)
5 Year Accumulated Cash Benefit	\$	80,250.80	\$	66,875.67
6th Year Depreciation Difference	\$	(9,556)	\$	(7,964)
Federal & State Tax Rate		35.00%		35.00%
NPV Factor @ 6% Discount Factor		74.73%		74.73%
6th Year Cash Benefit	\$	(2,499)	\$	(2,083)
7th Year Depreciation Difference	\$	(9,556)	\$	(7,964)
Federal & State Tax Rate		35.00%		35.00%
NPV Factor @ 6% Discount Factor		70.50%		70.50%
7th Year Cash Benefit	\$	(2,358)	\$	(1,965)
8th Year Depreciation Difference	\$	(9,556)	\$	(7,964)
Federal & State Tax Rate		35.00%		35.00%
NPV Factor @ 6% Discount Factor		66.51%		66.51%
8th Year Cash Benefit	\$	(2,224)	\$	(1,854)
9th Year Depreciation Difference	\$	(9,556)	\$	(7,964)
Federal & State Tax Rate		35.00%		35.00%
NPV Factor @ 6% Discount Factor		62.74%		62.74%
9th Year Cash Benefit	\$	(2,099)	\$	(1,749)
10th Year Depreciation Difference	\$	(9,556)	\$	(7,964)
Federal & State Tax Rate		35.00%		35.00%
NPV Factor @ 6% Discount Factor		59.19%		59.19%
10th Year Cash Benefit	\$	(1,980)	\$	(1,650)
10 Year Accumulated Cash Benefit	\$	69,090.83	\$	57,575.69



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This chart shows the estimated difference in depreciation under the median result classification. The chart outlines the accumulative depreciation difference on an annual basis and the NPV cash benefits of the timing difference generated from Cost Segregation at a discount rate of 6%.

Original Placed In Service Date	Depreciation Without Analysis	Depreciation With CSS Analysis	Accumulated Depreciation Difference	NPV Cash Benefit
2025	\$ 1,106	\$ 219,774	\$ 218,668	\$ 76,534
2026	\$ 26,545	\$ 18,582	\$ 210,705	\$ 73,904
2027	\$ 26,545	\$ 18,582	\$ 202,741	\$ 71,424
2028	\$ 26,545	\$ 18,582	\$ 194,777	\$ 69,083
2029	\$ 26,545	\$ 18,582	\$ 186,814	\$ 66,876
2030	\$ 26,545	\$ 18,582	\$ 178,850	\$ 64,793
2031	\$ 26,545	\$ 18,582	\$ 170,886	\$ 62,828
2032	\$ 26,545	\$ 18,582	\$ 162,923	\$ 60,974
2033	\$ 26,545	\$ 18,582	\$ 154,959	\$ 59,225
2034	\$ 26,545	\$ 18,582	\$ 146,995	\$ 57,576
2035	\$ 26,545	\$ 18,582	\$ 139,032	\$ 56,019
2036	\$ 26,545	\$ 18,582	\$ 131,068	\$ 54,551
2037	\$ 26,545	\$ 18,582	\$ 123,105	\$ 53,166
2038	\$ 26,545	\$ 18,582	\$ 115,141	\$ 51,859
2039	\$ 26,545	\$ 18,582	\$ 107,177	\$ 50,626
2040	\$ 26,545	\$ 18,582	\$ 99,214	\$ 49,463
2041	\$ 26,545	\$ 18,582	\$ 91,250	\$ 48,366
2042	\$ 26,545	\$ 18,582	\$ 83,286	\$ 47,331
2043	\$ 26,545	\$ 18,582	\$ 75,323	\$ 46,354
2044	\$ 26,545	\$ 18,582	\$ 67,359	\$ 45,433
2045	\$ 26,545	\$ 18,582	\$ 59,395	\$ 44,564
2046	\$ 26,545	\$ 18,582	\$ 51,432	\$ 43,744
2047	\$ 26,545	\$ 18,582	\$ 43,468	\$ 42,971
2048	\$ 26,545	\$ 18,582	\$ 35,505	\$ 42,241
2049	\$ 26,545	\$ 18,582	\$ 27,541	\$ 41,553
2050	\$ 26,545	\$ 18,582	\$ 19,577	\$ 40,903
2051	\$ 26,545	\$ 18,582	\$ 11,614	\$ 40,290
2052	\$ 26,545	\$ 18,582	\$ 3,650	\$ 39,713
2053	\$ 12,167	\$ 8,517	\$ 0	\$ 39,463
2054	\$ -	\$ -	\$ 0	\$ 39,463
2055	\$ -	\$ -	\$ 0	\$ 39,463
2056	\$ -	\$ -	\$ 0	\$ 39,463
2057	\$ -	\$ -	\$ 0	\$ 39,463
2058	\$ -	\$ -	\$ 0	\$ 39,463
2059	\$ -	\$ -	\$ 0	\$ 39,463
2060	\$ -	\$ -	\$ 0	\$ 39,463
2061	\$ -	\$ -	\$ 0	\$ 39,463
2062	\$ -	\$ -	\$ 0	\$ 39,463
2063	\$ -	\$ -	\$ 0	\$ 39,463
2064	\$ -	\$ -	\$ 0	\$ 39,463
2065	\$ -	\$ -	\$ 0	\$ 39,463
Totals	\$ 730,000	\$ 730,000		

This chart shows the annual depreciation reconciliation with estimated median results generated from the Cost Segregation Study.

Original Placed In Service Date	Original Depreciation	Reclassified 5 Year Depreciation *	Reclassified 15 Year Depreciation *	Reclassified 27.5 Year Depreciation **
2025	\$ 1,106	\$ 153,300	\$ 65,700	\$ 774
2026	\$ 26,545	\$ -	\$ -	\$ 18,582
2027	\$ 26,545	\$ -	\$ -	\$ 18,582
2028	\$ 26,545	\$ -	\$ -	\$ 18,582
2029	\$ 26,545	\$ -	\$ -	\$ 18,582
2030	\$ 26,545	\$ -	\$ -	\$ 18,582
2031	\$ 26,545	\$ -	\$ -	\$ 18,582
2032	\$ 26,545	\$ -	\$ -	\$ 18,582
2033	\$ 26,545	\$ -	\$ -	\$ 18,582
2034	\$ 26,545	\$ -	\$ -	\$ 18,582
2035	\$ 26,545	\$ -	\$ -	\$ 18,582
2036	\$ 26,545	\$ -	\$ -	\$ 18,582
2037	\$ 26,545	\$ -	\$ -	\$ 18,582
2038	\$ 26,545	\$ -	\$ -	\$ 18,582
2039	\$ 26,545	\$ -	\$ -	\$ 18,582
2040	\$ 26,545	\$ -	\$ -	\$ 18,582
2041	\$ 26,545	\$ -	\$ -	\$ 18,582
2042	\$ 26,545	\$ -	\$ -	\$ 18,582
2043	\$ 26,545	\$ -	\$ -	\$ 18,582
2044	\$ 26,545	\$ -	\$ -	\$ 18,582
2045	\$ 26,545	\$ -	\$ -	\$ 18,582
2046	\$ 26,545	\$ -	\$ -	\$ 18,582
2047	\$ 26,545	\$ -	\$ -	\$ 18,582
2048	\$ 26,545	\$ -	\$ -	\$ 18,582
2049	\$ 26,545	\$ -	\$ -	\$ 18,582
2050	\$ 26,545	\$ -	\$ -	\$ 18,582
2051	\$ 26,545	\$ -	\$ -	\$ 18,582
2052	\$ 26,545	\$ -	\$ -	\$ 18,582
2053	\$ 12,167	\$ -	\$ -	\$ 8,517
2054	\$ -	\$ -	\$ -	\$ -
2055	\$ -	\$ -	\$ -	\$ -
2056	\$ -	\$ -	\$ -	\$ -
2057	\$ -	\$ -	\$ -	\$ -
2058	\$ -	\$ -	\$ -	\$ -
2059	\$ -	\$ -	\$ -	\$ -
2060	\$ -	\$ -	\$ -	\$ -
2061	\$ -	\$ -	\$ -	\$ -
2062	\$ -	\$ -	\$ -	\$ -
2063	\$ -	\$ -	\$ -	\$ -
2064	\$ -	\$ -	\$ -	\$ -
2065	\$ -	\$ -	\$ -	\$ -
Totals	\$ 730,000	\$ 153,300	\$ 65,700	\$ 511,000

NOTES:

- * U.S.Master Tax Guide, Sec.1243, Table 1, Half Year Convention.
- ** U.S.Master Tax Guide, Sec.1243, Table 8, Half Year Convention.