

Prepared For:

Private Client of Meili Porter

Subject Property Name:

Multi-Family Residential Rentals

Subject Property Location:

218 Hidden Woods Place, Melbourne, FL 32901

Original Date Placed In Service:

December 2025

	Optimal Results	Median Results	Minimal Results
1st Year Cash Benefit	\$ 275,521.91	\$ 229,601.59	\$ 183,681.27
5 Year Accumulated Cash Benefit	\$ 240,752.41	\$ 200,627.01	\$ 160,501.61
10 Year Accumulated Cash Benefit	\$ 207,272.49	\$ 172,727.08	\$ 138,181.66
Overall NPV	\$ 142,065.30	\$ 118,387.75	\$ 94,710.20

	Optimal Results	Median Results	Minimal Results
Long Term Property for Cost Segregation	\$ 2,190,000.00	\$ 2,190,000.00	\$ 2,190,000.00
Reclassification To 5 Year Property	\$ 525,600.00	\$ 459,900.00	\$ 394,200.00
Reclassification To 15 Year Property	\$ 262,800.00	\$ 197,100.00	\$ 131,400.00
Reclassification To 27.5 Year Property	\$ 1,401,600.00	\$ 1,533,000.00	\$ 1,664,400.00
Total Reclassified Property	\$ 788,400.00	\$ 657,000.00	\$ 525,600.00

	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.

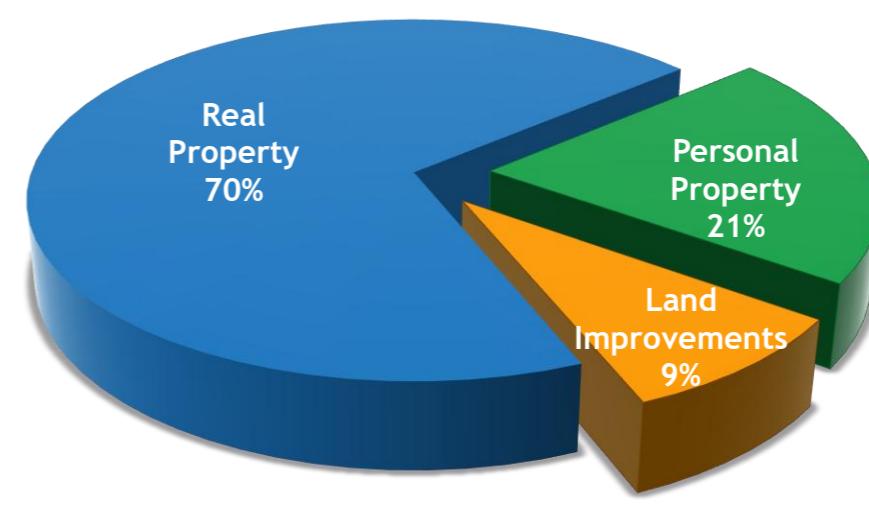


	Optimal Results	Median Results	Minimal Results
1st Year Depreciation Difference	\$ 787,205	\$ 656,005	\$ 524,804
Federal & State Tax Rate	35%	35%	35%
1st Year Cash Benefit	\$ 275,521.91	\$ 229,601.59	\$ 183,681.27

BEFORE A COST SEGREGATION STUDY



AFTER A COST SEGREGATION STUDY





2nd Year Depreciation Difference	\$ (28,669)	\$ (23,891)	\$ (19,113)	
Federal & State Tax Rate	35.00%	35.00%	35.00%	
NPV Factor @ 6% Discount Factor	94.34%	94.34%	94.34%	
2nd Year Cash Benefit	\$ (9,466)	\$ (7,889)	\$ (6,311)	
3rd Year Depreciation Difference	\$ (28,669)	\$ (23,891)	\$ (19,113)	
Federal & State Tax Rate	35.00%	35.00%	35.00%	
NPV Factor @ 6% Discount Factor	89.00%	89.00%	89.00%	
3rd Year Cash Benefit	\$ (8,930)	\$ (7,442)	\$ (5,954)	
4th Year Depreciation Difference	\$ (28,669)	\$ (23,891)	\$ (19,113)	
Federal & State Tax Rate	35.00%	35.00%	35.00%	
NPV Factor @ 6% Discount Factor	83.96%	83.96%	83.96%	
4th Year Cash Benefit	\$ (8,425)	\$ (7,021)	\$ (5,617)	
5th Year Depreciation Difference	\$ (28,669)	\$ (23,891)	\$ (19,113)	
Federal & State Tax Rate	35.00%	35.00%	35.00%	
NPV Factor @ 6% Discount Factor	79.21%	79.21%	79.21%	
5th Year Cash Benefit	\$ (7,948)	\$ (6,623)	\$ (5,299)	
5 Year Accumulated Cash Benefit	\$ 240,752.41	\$ 200,627.01	\$ 160,501.61	
6th Year Depreciation Difference	\$ (28,669)	\$ (23,891)	\$ (19,113)	
Federal & State Tax Rate	35.00%	35.00%	35.00%	
NPV Factor @ 6% Discount Factor	74.73%	74.73%	74.73%	
6th Year Cash Benefit	\$ (7,498)	\$ (6,248)	\$ (4,999)	
7th Year Depreciation Difference	\$ (28,669)	\$ (23,891)	\$ (19,113)	
Federal & State Tax Rate	35.00%	35.00%	35.00%	
NPV Factor @ 6% Discount Factor	70.50%	70.50%	70.50%	
7th Year Cash Benefit	\$ (7,074)	\$ (5,895)	\$ (4,716)	
8th Year Depreciation Difference	\$ (28,669)	\$ (23,891)	\$ (19,113)	
Federal & State Tax Rate	35.00%	35.00%	35.00%	
NPV Factor @ 6% Discount Factor	66.51%	66.51%	66.51%	
8th Year Cash Benefit	\$ (6,673)	\$ (5,561)	\$ (4,449)	
9th Year Depreciation Difference	\$ (28,669)	\$ (23,891)	\$ (19,113)	
Federal & State Tax Rate	35.00%	35.00%	35.00%	
NPV Factor @ 6% Discount Factor	62.74%	62.74%	62.74%	
9th Year Cash Benefit	\$ (6,296)	\$ (5,246)	\$ (4,197)	
10th Year Depreciation Difference	\$ (28,669)	\$ (23,891)	\$ (19,113)	
Federal & State Tax Rate	35.00%	35.00%	35.00%	
NPV Factor @ 6% Discount Factor	59.19%	59.19%	59.19%	
10th Year Cash Benefit	\$ (5,939)	\$ (4,949)	\$ (3,959)	
10 Year Accumulated Cash Benefit	\$ 207,272.49	\$ 172,727.08	\$ 138,181.66	



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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	\$ 3,318	\$ 659,323	\$ 656,005	\$ 229,602
2026	\$ 79,636	\$ 55,745	\$ 632,114	\$ 221,713
2027	\$ 79,636	\$ 55,745	\$ 608,223	\$ 214,271
2028	\$ 79,636	\$ 55,745	\$ 584,332	\$ 207,250
2029	\$ 79,636	\$ 55,745	\$ 560,441	\$ 200,627
2030	\$ 79,636	\$ 55,745	\$ 536,550	\$ 194,379
2031	\$ 79,636	\$ 55,745	\$ 512,659	\$ 188,484
2032	\$ 79,636	\$ 55,745	\$ 488,768	\$ 182,923
2033	\$ 79,636	\$ 55,745	\$ 464,877	\$ 177,676
2034	\$ 79,636	\$ 55,745	\$ 440,986	\$ 172,727
2035	\$ 79,636	\$ 55,745	\$ 417,095	\$ 168,058
2036	\$ 79,636	\$ 55,745	\$ 393,205	\$ 163,653
2037	\$ 79,636	\$ 55,745	\$ 369,314	\$ 159,497
2038	\$ 79,636	\$ 55,745	\$ 345,423	\$ 155,577
2039	\$ 79,636	\$ 55,745	\$ 321,532	\$ 151,879
2040	\$ 79,636	\$ 55,745	\$ 297,641	\$ 148,390
2041	\$ 79,636	\$ 55,745	\$ 273,750	\$ 145,098
2042	\$ 79,636	\$ 55,745	\$ 249,859	\$ 141,993
2043	\$ 79,636	\$ 55,745	\$ 225,968	\$ 139,063
2044	\$ 79,636	\$ 55,745	\$ 202,077	\$ 136,299
2045	\$ 79,636	\$ 55,745	\$ 178,186	\$ 133,692
2046	\$ 79,636	\$ 55,745	\$ 154,295	\$ 131,233
2047	\$ 79,636	\$ 55,745	\$ 130,405	\$ 128,912
2048	\$ 79,636	\$ 55,745	\$ 106,514	\$ 126,723
2049	\$ 79,636	\$ 55,745	\$ 82,623	\$ 124,658
2050	\$ 79,636	\$ 55,745	\$ 58,732	\$ 122,709
2051	\$ 79,636	\$ 55,745	\$ 34,841	\$ 120,871
2052	\$ 79,636	\$ 55,745	\$ 10,950	\$ 119,138
2053	\$ 36,500	\$ 25,550	\$ 0	\$ 118,388
2054	\$ -	\$ -	\$ 0	\$ 118,388
2055	\$ -	\$ -	\$ 0	\$ 118,388
2056	\$ -	\$ -	\$ 0	\$ 118,388
2057	\$ -	\$ -	\$ 0	\$ 118,388
2058	\$ -	\$ -	\$ 0	\$ 118,388
2059	\$ -	\$ -	\$ 0	\$ 118,388
2060	\$ -	\$ -	\$ 0	\$ 118,388
2061	\$ -	\$ -	\$ 0	\$ 118,388
2062	\$ -	\$ -	\$ 0	\$ 118,388
2063	\$ -	\$ -	\$ 0	\$ 118,388
2064	\$ -	\$ -	\$ 0	\$ 118,388
2065	\$ -	\$ -	\$ 0	\$ 118,388
Totals	\$ 2,190,000	\$ 2,190,000		

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	\$ 3,318	\$ 459,900	\$ 197,100	\$ 2,323
2026	\$ 79,636	\$ -	\$ -	\$ 55,745
2027	\$ 79,636	\$ -	\$ -	\$ 55,745
2028	\$ 79,636	\$ -	\$ -	\$ 55,745
2029	\$ 79,636	\$ -	\$ -	\$ 55,745
2030	\$ 79,636	\$ -	\$ -	\$ 55,745
2031	\$ 79,636	\$ -	\$ -	\$ 55,745
2032	\$ 79,636	\$ -	\$ -	\$ 55,745
2033	\$ 79,636	\$ -	\$ -	\$ 55,745
2034	\$ 79,636	\$ -	\$ -	\$ 55,745
2035	\$ 79,636	\$ -	\$ -	\$ 55,745
2036	\$ 79,636	\$ -	\$ -	\$ 55,745
2037	\$ 79,636	\$ -	\$ -	\$ 55,745
2038	\$ 79,636	\$ -	\$ -	\$ 55,745
2039	\$ 79,636	\$ -	\$ -	\$ 55,745
2040	\$ 79,636	\$ -	\$ -	\$ 55,745
2041	\$ 79,636	\$ -	\$ -	\$ 55,745
2042	\$ 79,636	\$ -	\$ -	\$ 55,745
2043	\$ 79,636	\$ -	\$ -	\$ 55,745
2044	\$ 79,636	\$ -	\$ -	\$ 55,745
2045	\$ 79,636	\$ -	\$ -	\$ 55,745
2046	\$ 79,636	\$ -	\$ -	\$ 55,745
2047	\$ 79,636	\$ -	\$ -	\$ 55,745
2048	\$ 79,636	\$ -	\$ -	\$ 55,745
2049	\$ 79,636	\$ -	\$ -	\$ 55,745
2050	\$ 79,636	\$ -	\$ -	\$ 55,745
2051	\$ 79,636	\$ -	\$ -	\$ 55,745
2052	\$ 79,636	\$ -	\$ -	\$ 55,745
2053	\$ 36,500	\$ -	\$ -	\$ 25,550
2054	\$ -	\$ -	\$ -	\$ -
2055	\$ -	\$ -	\$ -	\$ -
2056	\$ -	\$ -	\$ -	\$ -
2057	\$ -	\$ -	\$ -	\$ -
2058	\$ -	\$ -	\$ -	\$ -
2059	\$ -	\$ -	\$ -	\$ -
2060	\$ -	\$ -	\$ -	\$ -
2061	\$ -	\$ -	\$ -	\$ -
2062	\$ -	\$ -	\$ -	\$ -
2063	\$ -	\$ -	\$ -	\$ -
2064	\$ -	\$ -	\$ -	\$ -
2065	\$ -	\$ -	\$ -	\$ -
Totals	\$ 2,190,000	\$ 459,900	\$ 197,100	\$ 1,533,000

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.