MARLOW ACCOUNTING

COST SEGREGATION

TAX STRATEGY & DEPRECIATION ADVISORY

Property Name: Large Hotel

Property Address: 123 Main St

Your results are based on the following figures, Purchase Price $

$180,000.00.

Total basis for cost segregation study is $1,620,000.00

39 Yr. SL Building	Clear & Grade for Building, Building Foundations, Building Slabs, Structural Walls, Structural Roofing & Roof Covering Building Electrical, Building Plumbing, Drywall, Painting, HVAC, Permanent Floor Covering, Restroom Cabinets & Vanities.	$1,295,742.90
15 Yr. Site Imp. 150% DB	Clear & Grade for Sitework, Landscaping, Drives & Walks, Curbs & Gutters, Fencing, Parking Bumpers & Striping, Site Lighting.	$154,339.88
5 Yr. 200% DB	Computer Equipment Electrical & Wiring, Equipment Electrical Outlets, Demountable Walls, Removable Floor Coverings, Equipment Plumbing, Cabinetry, Removable Wall Covering, Decorative Lighting, Task Lighting, Removable Window Coverings & Window Tint.	$169,917.22

Final Report

		39 Yr. SL Building	15 Yr. Site Imp. 150% DB	5 Yr. 200% DB
Site Improvement			$ 113,041.51	
Irrigation			$ 1,053.00	
Site Grease Trap			$ 7,231.59	
Site Swimming Pool			$ 33,013.78	
Foundation Slab		$ 311,391.76		
Roof Framing		$ 82,123.29		
Exterior Walls		$ 132,604.42		
Exterior Windows		$ 31,550.71		
Exterior Doors		$ 8,047.72		
Roof Coverings		$ 12,986.09		
Interior Partitions		$ 60,998.03		
Interior Doors		$ 148,699.86		
Ceiling Finishes		$ 43,073.57		
Wall Finishes		$ 38,501.01		
Fire Sprinklers		$ 43,521.69		
Decorative Trim				$ 35,666.02
Luxury Vinyl Tile Flooring				$ 19,662.04
Ceramic Hard Tile Flooring		$ 13,077.54		
Carpeting				$ 15,089.47

		39 Yr. SL Building	15 Yr. Site Imp. 150% DB	5 Yr. 200% DB
Removable Window Coverings				$ 7,074.38
Laundry Chute		$ 6,288.34		
Walk In Cooler				$ 3,975.80
Walk In Freezer				$ 4,889.18
Exhaust Hood With Fire Protection				$ 10,894.55
Building Plumbing		$ 45,268.41		
Kitchen Equipment Plumbing				$ 495.21
Guest Room Kitchenette Plumbing				$ 8,024.42
Laundry Equipment Plumbing				$ 3,583.54
HVAC		$ 131,689.91		
Guest Room Thru Wall A/c Unit				$ 23,581.27
Building Electrical		$ 185,920.55		
Computer Equipment Electrical				$ 11,431.4
Office Equipment Electrical				$ 1,646.12
Kitchen Equipment Electrical				$ 565.01

		39 Yr. SL Building	15 Yr. Site Imp. 150% DB	5 Yr. 200% DB
Exercise Equipment Electrical				$ 353.72
Business Center Equipment Electrical				$ 606.57
Laundry Equipment Electrical				$ 5,097.01
Guest Room Thru Wall A/C Electrical				$ 5,262.96
Guest Room Computer Equipment Electrical				$ 2,928.42
Guest Room Television Equipment Electrical				$ 2,953.13
Guest Room Kitchen Equipment Electrical				$ 6,136.98
Total included in study is equal to purchase price less land value.	$1,620,000.00	$1,295,742.90	$154,339.88	$169,917.22
		80 %	10 %	10 %

Applying Your Cost Segregation Results to Your Tax Return:

Please do not attach your cost segregation report to your tax return.

Listing Items : List the items from your cost segregation report as foll

For assets with a depreciation period of 27.5 years or 39 years (

Building), use the total value from the corresponding column in y

For assets with a depreciation period of 15 years, list each item

individual amount. For example:

- Swimming Pool: $25,000
- Site Improvements: $40,000

If you have only one 15-year item, list the amount under its categ
Improvements).
For assets with a 5-year depreciation period, list each item separ
column until you account for the total 5-year amount from your re

- Carpet: $5,500
- Luxury Vinyl Tile Flooring: $7,500
- Decorative Trim: $1,500
- Range: $800

Regarding Audit Support:

If you have purchased audit support and are facing an IRS audit, within 5 business days of initial notification of audit for any reas mention the cost segregation studies) or else your audit support and void. Do not respond to the IRS regarding your cost segregat have spoken to us. Failing to do so may result in the forfeiture o coverage. We'll ensure all crucial documents and clarifications ar interactions with the Internal Revenue Service about the study's undertaken by your CPA or tax attorney. By choosing our audit su acknowledge and agree to the following terms:

- Evidence Requirement : You are required to provide both photographic evidence as directed by Cost Segregation Specialists, Inc. for support.
- Documentation : Document the existing conditions, finishes, and oth of the building or site before and after any changes are made u
- Compliance : Compliance with this evidence requirement is crucial, provide the necessary evidence will void your audit support cov

Please note that while we are dedicated to defending and substan cannot guarantee any specific outcomes during an audit.
If you have any questions or need further clarification, please do

to us. You can also find helpful examples on our YouTube channe

Form Inputs

Property Type : Commercial

First Name : John

Last Name : Doe

Mobile : (848) 301-1862

Email : info@diycostseg.com

Building Name : Large Hotel

Building Address : 123 Main St

Building State : FL

City : Orlando

Country : USA

Zip : 32401

Construction Type : Purchase

Was There A 1031 Exchange? : No

Year Built : 2022

Year Purchased : 2024

Purchase Price : 1,800,000.00

Land Value : 180,000.00

Building Type : Hotel

Building Square Feet : 14,543.00

Developed Site Square Feet : 51,780.00

Building Grade : 4.00

Number of Stories : 4.00

Irrigation : Yes

Audit Defense : Yes

Exterior Wall Construction Type : Concrete Block With Brick

Roof Covering Type : Tar And Gravel Flat Roof

Are there Fire Sprinklers? : Yes

Swimming Pool : Yes

Total Pool Outside not Including Deck : 700.00

Total Guest Room Square Footage : 9,900.00

Total Guest Rooms : 30.00

Total Kitchen(s) : 30.00

Are there Guest Rooms with Thru Wall A/C : Yes

Total Guest Rooms with Thru Wall A/C : 30.00

Is there a Laundry Chute? : Yes

Total Washing Machines in Laundry Room : 10.00

Total Dryers in Laundry Room : 10.00

Is there a Kitchen? : Yes

Total Kitchen Area Square Footage : 150.00

Is there a Walk In Cooler : Yes

Walk In Cooler Square Footage : 45.00

Is there a Walk In Freezer : Yes

Walk In Freezer Square Footage : 50.00

Is there an Exhaust Hood : Yes

Exhaust Hood with Fire Protection Square Footage : 45.00

Is there a Grease Trap : Yes

Is the Grease Trap Outside : Yes

Is the Grease Trap Inside : No

Is there a Fitness Center : Yes

Total Square Footage of Fitness Center : 150.00

Is there a Business Center : Yes

Total Square Footage of Business Center : 140.00

Luxury Vinyl Tile Flooring Percentage : 50.00

Ceramic Hard Tile Flooring Percentage : 20.00

Carpeting Percentage : 30.00

Total Flooring Percentage : 100.00

A cost segregation report should never be included with any tax documen
part of your initial tax return/amended return or when filing form 3115 fo
section 481(a) adjustment. The only time any cost segregation reports sh
IRS would be if they have requested more information pertaining to the c
of an audit. If you are subject to an audit and have purchased audit supp
immediately. We will then work with you to provide the needed informatio
If you choose to send the initial report as part of your initial tax return
support, if purchased, is void.

If your building has previously been placed into service and you are no l
the return for which the building was placed into service, you or your CP
for a section 481A adjustment. For your convenience you can download a
the instructions for form 3115 by clicking the following links:

Form 3115: https://www.irs.gov/pub/irs-pdf/f3115.pdf

Instructions for Form 3115: https://www.irs.gov/pub/irs-pdf/i3115.pdf

PURCHASE PRICE ALLOCATION & IMPROVEMENTS

The purpose of this analysis was to arrive, through accepted methods, at
purchase price allocation for the improvements located at the subject pr
The scope of this analysis included the systematic research and analysis
conclusion. The initial step was to gather information pertinent to the pr
research relevant to the allocation process, including replacement costs
characteristics.

Replacement Cost New Less Depreciation (RCNLD), which is considered t
and appropriate method for this allocation, was used as an integral part
Specialists, Inc.'s final allocation estimate. In order to reach the RCNLD
estimated on the basis of the current accepted pricing methods and quan
component parts of the improvements. The replacement cost new is then
accrued depreciation from all sources estimated thus arriving at RCNLD.
The final step in the process is the Reconciliation. In this process we ha
applicability of the techniques used in order to produce the most reliable
purchase price allocation values. We have considered the quantities, qua
the improvements as well as the adequacy and reliability of the given da
the RCNLD to value that has been assigned to all improvements on a pro
The RCNLD methodology allows discrete identification of capital costs ar
each of the improvements. This approach uses the concept of replacemen

value and assumes that a prudent investor would pay no more for an exis to acquire a new one. The replacement cost new is adjusted for loss in v depreciation) caused by a variety of factors.

Our opinion of value is based on our analysis and our experience for the premise continued use in place. In all cases, items not in use were assig was performed by Cost Segregation Specialists, Inc. to quantify any cost Accordingly, liquidation costs associated with removal and clean up are allocation.

VALUATION PROCEDURES AND WORK PERFORMED

We have performed the following procedures in the process of conducting

- Segregated the acquisition, settlement costs and other related costs f components of property according to their functions.
- Itemized the improvements located at the subject property.
- Identified and classify recovery property into the recovery classes def Reform Act (the "Act" or "TRA 86") Cost Recovery System and the Omn Reconciliation Act of 1993.
- Identified those components and their respective costs which, under th Internal Revenue Code (the "Code"), are considered to be Section 124 considered to be Section 1250 property. Using the current labor and m local area, the costs to reproduce the facility were estimated. We iden mechanical, plumbing, and other support costs relating to property qu recovery period depreciation. We reviewed existing tax authorities, ca Revenue Service rulings to determine qualifying assets.
- Identified the physical depreciation for the building components, as w life and the remaining useful life. This information was used to determ Market Value for each component cost of the identified Section 1245 a property item.
- Allocated the purchase price based on the determined relative fair ma building components, assuming the premise of Use Value as part of a the appropriate methodology.

INFORMATION SOURCES

We have relied on the following informational sources related to the land building improvement values included in this report:

- Data on national and regional construction costs was obtained from da Marshall Valuation Service and R.S. Means Company, Inc. Facilities C data published by Marshall Valuation Services, and our professional e a guideline to derive the typical reproduction costs and life expectanc improvements.

MAINTENANCE OF RECORDS AND TAX TREATMENT OF RELATED ITEMS

Our conclusions are based on the completeness and accuracy of the fact contained in this report. If any of the foregoing is not entirely complete imperative that we are informed immediately, as the inaccuracy or incom material effect on our conclusions. We are relying upon the relevant pro Revenue code of 1986 as amended the regulations thereunder, and judici interpretations thereof, which are subject to change or modification by s regulatory, administrative, or judicial decisions. Any such changes could the validity of our conclusions. Unless you specifically request, we will subsequent changes or modifications to the law and regulations or the ju administrative interpretations thereof.

Regulations require that a taxpayer's records show the cost basis and de each item. Accordingly, we recommend that you maintain sufficient recor to meet this requirement. Documentation to support our recommendations maintained by us in an organized file until the current tax year is no lon Internal Revenue Service.

CAPITAL RECOVERY SYSTEM

The Economic Recovery Tax Act of 1981, the Tax Equity and Fiscal Resp the Deficit Reduction Act of 1984, the Tax Reform Act of 1986, the Reve Budget Reconciliation Act of 1989 and the Omnibus Budget Reconciliatio taxpayers certain options with respect to cost recovery. The Tax Reform Accelerated Cost Recovery System for property placed in service after D transitional rules tied to binding contract dates. For this report, we exar authorities, case law, and Internal Revenue Service rulings to ensure tha recovery benefits on the property are maximized under current regulatio The Tax Reform Act of 1986 ("TRA 86") requires that taxpayers use a Mo Recovery System ("MACRS") of depreciation for most tangible depreciabl service after December 31, 1986. The deduction for depreciation of MAC

by using the applicable method, the applicable recovery period, and the
Which category applies to a particular property is based upon the class
falls. The taxpayer must further identify the asset depreciation range ("A
appropriate for the asset class in order to establish an ADR midpoint life
midpoint life is cross-referenced to the eight recovery classes of proper
86.

Each item of property is assigned to one of the following classes:

3-Year Property

In general, three-year property includes property with an ADR class

5- Year Property

Five-year property generally includes property with an ADR class lif
less than ten years. Specifically added to this class are the followi

- Cars
- Light general-purpose trucks
- Qualified technological equipment
- Computer-based telephone central office switching equipment
- Research and experimental property
- Semi-conductor manufacturing equipment
- Geothermal, ocean thermal, solar, and wind energy properties

7-Year Property

Seven-year property includes property with an ADR class life of 10
than 16 years. Such property also includes any railroad track and p
have a class life and is not otherwise classified.

10-Year Property

Generally, 10-year property is property with an ADR class life of 16
than 20 years, single-purpose agricultural or horticultural structure
bearing fruit or nuts.

15-Year Property

Included within 15-year property is property with an ADR class life
less than 25 years. Such property includes municipal wastewater tre
telephone distribution plants and other comparable equipment used

exchange of voice and data communications.

Comparable equipment is equipment used by non-telephone compani exchange of voice and data communications. Such equipment does n television equipment used primarily for one-way communication.

20-Year Property

Twenty-year recovery property includes property with an ADR class other than Internal Revenue Code Section 1250 real property with a 27.5 years or more. Municipal sewers are included within this class.

27.5-Year Residential Rental Property

Residential rental property includes buildings or structures with res more of the gross rental income is rental income from dwelling units building or structure is occupied by the taxpayer, the gross rental i property includes the rental value of the unit occupied by the taxpa house or apartment used to provide living accommodations. It does hotel, motel, inn, or other establishment in which more than 50% of transient basis. The conference committees report on the TRA 86 in property includes manufactured homes that are residential rental pr and escalators.

39-Year Nonresidential Real Property

Nonresidential real property is Internal Revenue Code Section 1250 (1) residential rental property or (2) property with a class life of le conference committee report indicates that this class includes eleva property either that has no ADR class life or whose class life is 27.

COST RECOVERY AMOUNTS

The cost recovery amounts in this report are affected by the Tax Reform requires the cost of property produced by a company for use in its trade ("selfconstructed assets") and the cost of property produced by a compa (real property produced for sale) to be increased to comply with the fina Internal Revenue Service Section 263A released August 6, 1993, "Unifor These regulations have not been considered in the cost recovery comput report. Thus, the effect of these regulations should be determined before income tax return or reliance upon the cost recovery amounts shown in t estimated tax payments.

ADR Classifications

The ADR system for class lives was reestablished by the TRA 86. TRA 86 it previously existed for assets placed in service after 1970 and before 1 class are established which provide the basis to be cross-referenced to period as reflected by the following:

TRA 86 Lives	ADR Cross-Reference
3 years	ADR midpoint of 4 years or less
5 years	ADR midpoint of greater than 4 years but less than 10 ye
7 years	ADR midpoint is 10 years or more but less than 16 years
10 years	ADR midpoint is 16 years or more but less than 20 years
15 years	ADR midpoint is 20 years or more but less than 25 years
20 years	ADR midpoint is 25 years or more
27.5 years	Residential rental property
39 years	Nonresidential real property

The ADR system is based upon broad industry classes of assets. Propert to the activity in which it is primarily used. This is the case even though be insubstantial in relation to all of the taxpayer's activities.

Recovery Periods and Methods

Under the MACRS rules, the cost of most tangible depreciable property p 1986 is recovered using the appropriate depreciation method, the approp and the appropriate convention. The appropriate depreciation method and each class of recovery property are as follows:

Property Class	Recovery Method
3 years	200% declining balance
5 years	200% declining balance
7 years	200% declining balance

10 years	200% declining balance
15 years	150% declining balance
20 years	150% declining balance
27.5 years	Straight-line
39 years	Straight-line

The recovery method for property used in a farming business is 150 % de using the accelerated methods, the taxpayer may switch to the straight-l that maximizes the deduction. The taxpayer may elect to depreciate the straight-line method in lieu of using the appropriate method. This electio in the MACRS class that is placed in service during the tax year.
Averaging conventions apply to depreciation computations made under th method, the straight-line MACRS method, and the alternative depreciatio period begins on the date on which property is placed in service under o conventions:

Half-Year Convention

Under the half-year convention, applicable to property other than re property and nonresidential real property, property is deemed to hav service or disposed of in the middle of the year. Thus, one-half of a allowed for the year in which the property is placed in service or is otherwise retired from service. In the case of a tax year of less tha treated as being in service for half the number of months in such ta

Mid-Month Convention

A mid-month convention applies to residential rental property and n property, including low-income housing. Property is deemed to have service or disposed of during the middle of the month.
The deduction is based on the number of months the property was in half month's recovery is allowed for the month the property is place month it is disposed of prior to the end of the recovery period.

Mid-Quarter Convention

A mid-quarter convention applies to all property, other than nonresi
and residential rental property, if more than 40% of the aggregate b
is placed in service during the last three months of the tax year. Un
convention, all property placed in service during any quarter of the
placed in service at the mid-point of such quarter.

The Omnibus Budget Reconciliation Act of 1993 includes a longer recove
nonresidential real property. Effective generally for property placed in s
1993, the Act increases the depreciation period from 31.5 to 39 years, a
apply to property placed in service before 1994. Under the transition pro
depreciation period does not apply to property under construction before
binding contract to purchase entered into before that date. For property
December 31, 1993, the depreciation component of the corporate Adjuste
adjustment is eliminated. The other Alternative Minimum Tax depreciatio
unchanged.

ALTERNATIVE MINIMUM TAX ALTERNATIVE

For purposes of determining Alternative Minimum Taxable (AMT) income
adjustment to taxable income must be made for depreciation. The adjustr
modifying the depreciable lives and the applicable depreciation method f
depreciated under regular MACRS. No adjustment is required for property
alternative depreciation system. The difference between the total deprec
MACRS and AMT depreciation is an adjustment to be included in computi
income.

UNDERPAYMENT PENALTY

As part of the Omnibus Budget Reconciliation Act of 1989, Congress mod
for substantial understatement of tax. This penalty applies generally whe
more than 10% of the "correct" tax. The penalty, formerly 25% for penalt
21, 1986 was changed to 20% for returns for which the due date is after
in the case of tax shelters, the penalty does not apply to a specific item
"substantial authority" for the position taken by the taxpayer with respec
relevant facts with respect to that item are adequately disclosed in or w
Although the term "substantial authority" is not defined in the statute, th
substantial authority is determined by analyzing the relevant authorities
facts and circumstances.

SECTION 1245 PROPERTY

Current law governing assets qualifying as Section 1245 property focuse "permanency test." Costs for those items that are not inherent parts of a structure may qualify as Section 1245 property under this test. Numerous govern the treatment of many specific items. Absent a specific ruling or test" is applied to a particular asset type according to the reasoning ref rulings and cases.

A second test, formerly the most important guideline, is the "functional u an asset may qualify as Section 1245 property if its function as a buildin to its function as support for other Section 1245 property. The courts co tests, such as whether an item is movable and the demonstrable likeliho For each item of property identified in the report as Section 1245 proper position has a realistic possibility of being sustained administratively or This determination is based on our interpretation of the relevant tax stat rulings, and case law in effect as of the date of this report. However, be is based upon factual considerations about which opinions can differ, th Service may challenge the classification of some of the items as Section

REPLACEMENT COST

The Dictionary of Real Estate Appraisal, third edition defines Replaceme

A second test, formerly the most important guideline, is the "functional u an asset may qualify as Section 1245 property if its function as a buildin to its function as support for other Section 1245 property. The courts co tests, such as whether an item is movable and the demonstrable likeliho

"The estimated cost to construct, at current prices, a building (improvements) with utility equivalent to the building (improvements) … using modern materials and current standards, design, and layout." The replacement cost approach considers specific factors including investiga estimation of:

- Size, quantity, capacity, use of current technology, and the cost to co the asset, or group of assets, on a "continued use" basis.
- Cost estimates for the construction of the improvements, including ne assets such as electrical and mechanical requirements, as well as loc labor rates and availability of skilled trades. In our analysis of the im considered engineering, architectural, and interior design services, fr miscellaneous expenses as indirect costs.

- Component units were defined based on consideration of types of mate other criteria. Quantity takeoffs pertaining to individual component un the available construction documents, and other available information require quantification were priced based on costs developed using rec
- Data gathered, including the effect of physical deterioration such as r damage of an extraordinary nature, repair and maintenance policies, a technological changes effecting the replacement of the improvements.
- Full economic useful life and remaining economic life of each of the in guideline levels published by Marshall Valuation Services, revenue pr observations, and our professional experience and knowledge.
- The final step was the allocation of indirect costs for the total project component units identified.

DEPRECIATION

Depreciation represents the loss in value that may come from age, prese excessive, deficient, currently undesirable, or other external factors.

Depreciation can be one of five types and more than one form of depreci the same improvements.

Several types of depreciation include:

- Physical Depreciation is the physical wearing out of the structure and is usu obvious form of depreciation.
  1. Incurable - (Example): Studs, joists, rafters, foundations or any long-li replacement or repair (cost to cure) would not be considered justifi increase by typical purchasers.
  2. Curable - (Example): - (Example): Roof covering, fascia, gable ends, c shortlived item whose cost of replacement or repair (cost to cure) w justifiable with the value increase by typical purchasers.
- Functional Obsolescence is the result of layout, design, or other features tha comparison with features designed for the same functions in newer pr sometimes dependent upon the changing requirements of buyers.
  1. Incurable - (Example): Poor design or room layout, improper location o driveway or sidewalk in poor condition or any other item within the buildings) whose replacement or repair (cost to cure) would not be value increase by typical purchasers.

2. Curable - (Example): - Lack of extra bath, insufficient closet space, c carpeting, painting, remodeling or modernization, etc., which cost t justifiable with the value increase of typical purchasers.

- Economic Location or Environmental Obsolescence is loss of value causes outside the itself. Zoning changes, proximity to nuisances, and changes in land us environmental obsolescence.

1. Incurable - (Example): Must be outside the property lines and over whi control, such as asphalt plant, slaughter-house, loose zoning, high (unwarranted), inadequate street drainage, road repair needed, or a factors. Depreciation is only present when it can be measured by m (comparing with similar items of depreciation). Generally, land doe it a wasting asset.

To better understand the depreciation concept, the following definitions

Actual Age:	Historical or chronological age is the number of years that elapsed since construction was completed.
Effective Age:	The age indicated by the condition and utility of the improv
Economic Useful Life:	The period over which the improvements contribute to prope
Remaining Life:	The remaining period over which the improvements contribu property value.

There are several different methods for estimating accrued depreciation

Market, Age/Life, and Breakdown Methods.

The Market Method involves deriving depreciation from actual sales by the pro However, the specific component parts of depreciation are typically unid In the Age/Life Method (physical and economic) depreciation is measured by t effective age bears to the total estimated economic life of the property. functional and external obsolescence are not addressed.

A derivative of the age/life method is the Modified Age/Life Method. This depreciation method similar to the age/life method in that depreciation is calculated at a rate physical life of the subject's improvements, with the exception that it is such things as:

- The condition of the subject.
- Functional obsolescence not included in age/life rate.
- External and economic obsolescence not included in age/life rate.

Depreciation for the subject improvements was calculated through the us age/life" method. The Breakdown Method is probably the most comprehensive depreci analysis. The appraiser personally examines and analyzes existing eleme deterioration, functional obsolescence and external obsolescence. Each is identified and an analysis is undertaken to translate the observed con dollar amount.

Depreciation for the improvements was subtracted from the replacement estimate of replacement cost new less depreciation (RCNLD).

Economic and Remaining Useful Life

Economic useful life is defined as the period over which the improvemen value, or the period of time during which it is profitable to use an asset. useful life expires when it is no longer profitable to use the asset, or in contributes as value in continued use, or when it is more profitable to us economic useful life for an asset can be estimated based upon: 1) legisl schedules provided by the federal income tax code; 2) legal lives based such as a lease; or 3) observed historical rates of obsolescence. Planne a scheduled retail store upgrade, in order to remain competitive in the m example of such economic obsolescence.

In determining assets' economic useful life, we relied on several sources data published by Marshall Valuation Services, the nature of the busines judgment. The economic useful life that has been assigned to each of the up the improvements are demonstrated in the exhibit section of this repo

The estimate of the remaining useful life of the improvements was based life schedule for items such as partitions, doors, glass and glazing, inte services including mechanical and electrical components. The effective a improvements, estimated from our informed judgment, was subtracted fro life to determine a remaining useful life.