



CostSegLogic

COST SEGREGATION. AUTOMATED.

• PAID • STANDARD

COST SEGREGATION WORKPAPER

Engineering-based component reclassification of **\$1,428,000** in depreciable basis.

EXISTING PURCHASE • FOURPLEX • TY 2024

PREPARED FOR

Demo Holdings LLC

STUDY DATE

June 26, 2026

MODEL FINGERPRINT

v6 • 9f2e4a7c8b5d...

PROPERTY

Oakland, CA

PLACED IN SERVICE

July 1, 2024

STUDY TYPE

Residual Estimation Approach

ATG CHAPTER 4

COSTSEGLOGIC

COSTSEGLOGIC.COM • COST SEGREGATION. AUTOMATED.

PAGE 1 OF 42

Table of Contents

Read in order, or jump straight to a section. The five-minute read is \$1 (Executive Summary). The CPA / examiner read is front to back. Methodology is \$5; allocation detail is \$8; year-by-year schedule is \$9-D.

§ 1	Cover Letter	PAGE 03
§ 2	CostSegLogic Certification • Methodology, authorities, compensation, retention	PAGE 04
§ 3	Executive Summary • Property overview, reclass, tax impact	PAGE 05
§ 4	Scope & Limitations	PAGE 08
§ 5	Methodology • Three converging approaches; standards referenced	PAGE 09
§ 6	MACRS Asset Class Summary	PAGE 11
§ 7	Property Details	PAGE 12
7 • A	General Information	12
7 • B	Purchase Price Allocation	12
§ 8	Detailed Cost Allocation	PAGE 13
8 • A	High-Level Allocation	13
8 • B	Consolidated Allocation Table	14
8 • C	Component Allocation Grid by MACRS Class	17
8 • C • 2	Component Allocation Charts	18
8 • D	Top 10 Components by Allocated Cost	19
8 • E	Building Systems Allocation (TD 9636)	20
§ 9	Depreciation Schedules	PAGE 22
9 • A	Annual Depreciation by Asset Class	24
9 • B	Combined Annual Depreciation (Stacked View)	24
9 • C	Bonus Depreciation Analysis	25
9 • D	Full 28-Year Depreciation Schedule	27
§ 10	Tax Impact Summary	PAGE 28
§ 11	State Conformity	PAGE 29
11 • A	State-Adjusted Depreciation Schedule	30
§ 12	Taxpayer-Provided Evidence Registry	PAGE 31
12 • 1	Site Photograph Log	31
§ 13	Recommended Site Documentation	PAGE 32
13 • 1	Recommended Actions	33
§ 14	Assumptions	PAGE 34
§ 15	Representations	PAGE 35
§ 16	Disclaimers	PAGE 36
A	Appendix A — Property Inputs	PAGE 37
B	Appendix B — Glossary & FAQ	PAGE 38
B • 1	Glossary	38
B • 2	Frequently Asked Questions	39

• PAID • STANDARD

• § 1 • COVER LETTER

JUNE 26, 2026

Demo Holdings LLC

Oakland, CA

California

Subject: Cost Segregation Analysis for Oakland, CA

Dear Demo Holdings LLC,

This report contains a cost segregation study for the property located at **Oakland, CA**, placed in service on **July 1, 2024**. The study applies the *Residual Estimation Approach* recognized in the IRS Cost Segregation Audit Techniques Guide, Chapter 4, to identify building components eligible for shorter MACRS recovery periods than the default 27.5-year residential rental treatment.

Cost segregation is an established tax planning methodology recognized by the Internal Revenue Service. By reclassifying components of a building into the appropriate Modified Accelerated Cost Recovery System (MACRS) asset classes — 5-year personal property, 15-year land improvements, and Section 179 immediately expensed property — the owner optimizes capital recovery through structural reclassification, materially increasing first-year deductions.

For the residential rental properties this platform is designed to serve, the methodology applied here meets the documentation standards of the IRS Audit Techniques Guide and is suitable for the depreciation positions claimed. We recommend reviewing this report with your certified public accountant or tax preparer before filing.

Sincerely,



CostSegLogic
COSTSEGLOGIC.COM

§ 2

CostSegLogic Certification

METHODOLOGY • AUTHORITIES • COMPENSATION

The CostSegLogic engine certifies the following with respect to the methodology, data, and compensation arrangement underlying this study. Each point is structured to permit the taxpayer's preparer or, in the case of an examination, an Internal Revenue Service examiner, to audit the structural posture of the work product before consuming the dollar conclusions that follow.

01 Methodology.

The methodology applied in this study conforms to the IRS Cost Segregation Audit Techniques Guide (Chapter 4), specifically the *Residual Estimation Approach* combined with *Cost Estimation Using Industry Databases* — both methodologies explicitly recognized as acceptable approaches in that guide.

02 Asset Classification Authorities.

Asset classification rules applied in this study are sourced from Internal Revenue Code §168, Rev. Proc. 87-56 (1987-2 C.B. 674), and Treas. Reg. §1.167(a)-11. Class lives, recovery periods, and depreciation conventions are taken directly from those authorities; no extrapolation has been performed.

03 Cost Library Calibration.

The component cost library that underlies the within-class allocation percentages is calibrated against industry-standard cost-estimation references, including RSMeans methodology and the Marshall Valuation Service approach. The library is reviewed periodically against published cost data; the version in effect at the time of this study is recorded in the model_version footer of every page.

04 Compensation.

Compensation for the production of this study is fixed at the published tier price in effect at the time of intake. It is **not** contingent on the findings of the study, on the dollar amount of any deduction claimed, or on any other action by any party with respect to the study's conclusions.

05 Data Provenance.

The property data underlying this study — address, year built, square footage, basis, placed-in-service date, feature presence flags, and similar attributes — was certified by the taxpayer at the time of intake. The engine does not independently verify taxpayer-provided inputs; the integrity of the analysis depends on the accuracy of those inputs. See the Representations section.

06 Consistency and Lack of Bias.

The analysis applies the same set of classification rules, the same component library, and the same MACRS schedules to every property of the same archetype. The engine has no incentive to find any particular allocation outcome; the rules are applied identically whether the resulting Y1 deduction is large or small.

07 Workpaper Retention.

This study and the supporting workpapers should be retained by the taxpayer to substantiate the depreciation deductions claimed. Per IRC §6001 and Treas. Reg. §1.6001-1, taxpayers must keep records sufficient to establish the amount of any deduction shown on a return, generally for at least three years after the later of the return's due date or filing date and for the entire recovery period of any depreciable asset.

PAID · STANDARD

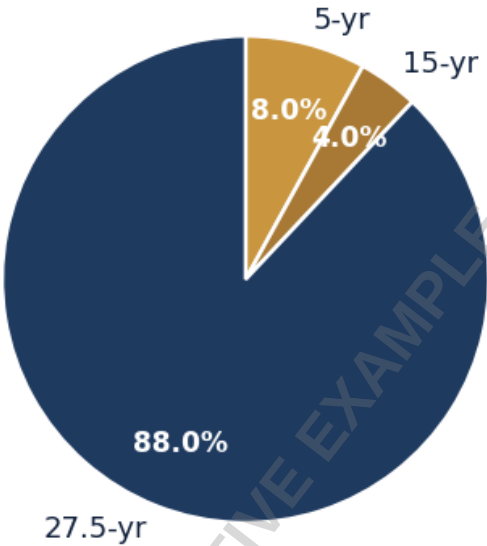
§ 3 Executive Summary

FIVE-MINUTE READ

Property Overview

PROPERTY ADDRESS	Oakland, CA California	PROPERTY TYPE	Fourplex
PLACED IN SERVICE	July 1, 2024	DEPRECIABLE BUILDING BASIS	\$1,428,000
STUDY TYPE	Residual Estimation Approach ATG CHAPTER 4	SCENARIO	Existing Purchase

Allocation by MACRS Class



Headline split of the customer's depreciable building basis by MACRS class. The per-component breakdown lives in §8·B; the §168(k) bonus + §179 stacking is detailed in §9·C.

Audit-Defensibility Profile

GREEN

Strong audit-defensibility profile. Methodology, asset classification, and citations conform to the IRS Cost Segregation Audit Techniques Guide; data inputs are taxpayer-certified; no engineered site inspection in scope.

The pages that follow itemize the reclassification (§3.2), the federal Y1 tax shield (§3.3), and the methodology and authorities supporting both (§5). Customers seeking the per-component allocation table jump to §8·B.

PAID • STANDARD

3.2 Reclassification Summary

5-YEAR PERSONAL PROPERTY		\$114,240	8.0%
15-YEAR LAND IMPROVEMENTS		\$57,120	4.0%
§179 IMMEDIATE EXPENSE		\$0	0.0%
27.5-YEAR RESIDENTIAL RENTAL		\$1,256,640	88.0%

ASSET CLASS	AMOUNT	% OF BASIS
5-Year Personal Property	\$114,240	8.0%
15-Year Land Improvements	\$57,120	4.0%
§179 Immediate Expense (Income-Limited)	\$0	0.0%
27.5-Year Residential Rental	\$1,256,640	88.0%
Total Depreciable Basis	\$1,428,000	100.0%

3.3 Tax Impact Summary

BONUS RATE • §168(K) 60.0% TCJA §168(K) • PIS JULY 1, 2024	Y1 — WITHOUT COST SEG \$23,800 SL • 27.5-YR • MID-MONTH	Y1 — WITH COST SEG \$134,042 +\$110,242 INCREMENTAL
---	--	--

Incremental Year-1 deduction of \$110,242 is the difference between the with-cost-seg deduction and the straight-line baseline. It is a timing benefit; the cumulative deduction over the 28-year recovery period is identical to the without-cost-seg path.

PAID • STANDARD

3.4 Estimated Tax Savings

METRIC	VALUE
Federal marginal rate assumed	37.0%
State marginal rate assumed (California)	13.3%
Federal Y1 tax shield	\$49,595
State Y1 tax shield	\$6,204
Total estimated Year-1 tax benefit	\$55,799

YEAR-1 FEDERAL TAX SHIELD

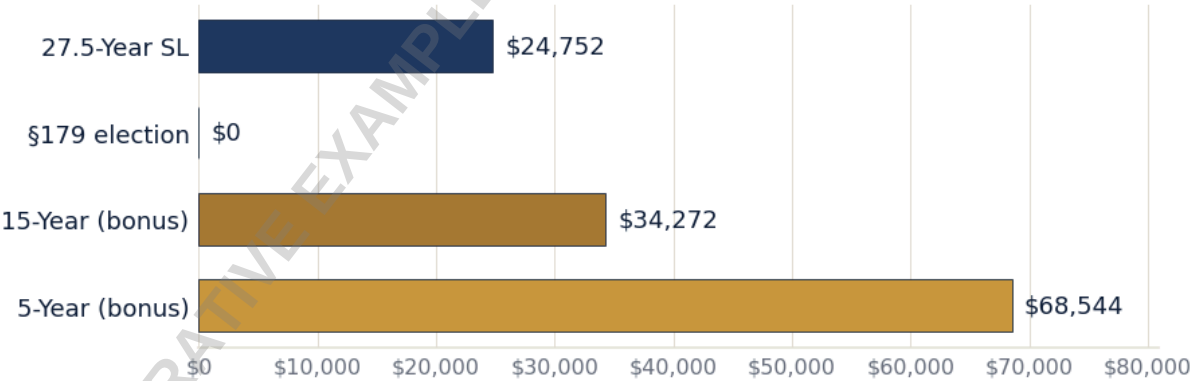
\$49,595

\$134,042 Y1 DEDUCTION × 37.0% FED MARGINAL RATE

CALIFORNIA CONFORMITY
DECOUPLED (NOT ALLOWED)
SEE §11 STATE CONFORMITY

Y1 DEDUCTION
\$134,042

3.5 Year-1 Deduction by Asset Class



STATE RATE METHODOLOGY

State marginal rate uses the state's top individual bracket as the default, multiplied by the state's §168(k) recognition factor (full / partial / decoupled). Actual state benefit depends on the taxpayer's effective state bracket and filing posture — see State Conformity section (§11).

§ 4 Scope & Limitations

WHAT THIS STUDY DOES AND DOES NOT COVER

STUDY TYPE

This is a cost segregation study applying the *Residual Estimation Approach* (ATG Chapter 4). Component cost estimates are derived from a curated industry-standard cost database, calibrated to the property's archetype.

DATA SOURCES

No taxpayer-provided source documents were referenced in this analysis. Industry-standard defaults were applied per the methodology described above. The full list of supporting documents that may be supplied to strengthen audit-defense posture is described later in *Taxpayer-Provided Evidence Registry*.

LIMITATIONS

- **Methodology framing.** Component classification and quantification follow ATG-recognized industry-database methods. A licensed engineer or construction professional was not engaged to physically verify components or measure square footage on site.
- **Reliance on taxpayer-certified data.** Property characteristics (square footage, year built, beds/baths, features) are taxpayer-certified inputs ingested by the modeling engine. The taxpayer represents that this data is accurate and complete (see Representations).
- **Standardized allocation where itemization is unavailable.** Where specific construction invoices or component-level cost detail is not provided, the engine applies within-class allocation percentages from a curated industry-standard cost-segregation database, documented in the Methodology section.
- **Tax-law currency.** Bonus depreciation rates and §179 caps in this analysis reflect federal law as of the report date. Future legislative changes may affect the deductions claimed in subsequent tax years.
- **Scope.** This study addresses the federal income tax treatment of the building components and includes state §168(k) conformity treatment. Other tax considerations (passive activity loss, at-risk, basis, real estate professional status) are out of scope and should be evaluated by the taxpayer's tax advisor.

§ 5 Methodology

APPROACH · PROCESS · STANDARDS

APPROACH USED · THREE CONVERGING METHODOLOGIES

- **Residual Estimation Approach (ATG Chapter 4).** After identifying short-life personal property and 15-year land improvements through standardized cost estimation, the remaining depreciable basis is allocated to the building shell and structural interiors as the 27.5-year residual property. This methodology is explicitly recognized in the IRS Cost Segregation ATG and is the standard approach for cost segregation studies that do not include an on-site engineering inspection.
- **Cost Estimation Using Industry Databases (ATG Chapter 4).** Component-level allocation percentages within each MACRS class are derived from a curated industry-standard cost-segregation database, calibrated to residential-rental property archetypes. The ATG explicitly endorses this approach as one of the recognized cost segregation methodologies.
- **Full IRS Audit Techniques Guide compliance.** Methodology, documentation, asset class assignments, and citations follow the documentation standards recommended by the IRS Cost Segregation Audit Techniques Guide. Each component class life is supported by Rev. Proc. 87-56 asset class codes, with established Tax Court precedent for boundary classifications (IRS-blessed framework since 1997).

PROCESS OVERVIEW · FOUR STEPS FROM ACQUISITION TO SCHEDULE

1. **Determine total depreciable basis.** Acquisition cost less land value, plus capitalized closing costs and improvements (per the customer's inputs).
2. **Remove land value.** Land is non-depreciable. The land/building split is per the customer's allocation (typically the appraisal or county assessor's ratio).
3. **Identify short-life assets** using actual cost detail where available, modeled allocations from the component library where not. Each component is assigned an asset class (5-year, 15-year, §179, or 27.5-year) per Rev. Proc. 87-56.
4. **Assign MACRS class lives** and compute depreciation under the appropriate convention: Half-Year for 5/15-year property (200%/150% Declining Balance), Mid-Month for 27.5-year residential rental (Straight-Line). §168(k) bonus depreciation is applied to qualifying property at the rate in effect at the placed-in-service date.

STANDARDS REFERENCED · IRS AUTHORITIES APPLIED THROUGHOUT

- **IRS Cost Segregation Audit Techniques Guide** — Methodology framework and documentation standards.
- **Rev. Proc. 87-56** — Asset class life table; the basis for all MACRS class life assignments in this report.
- **IRS Publication 946** (How to Depreciate Property) — MACRS rate tables (Tables A-1 and A-6) used for year-by-year depreciation calculations.
- **§168(k) of the Internal Revenue Code** — Bonus depreciation treatment. As amended by the One Big Beautiful Bill Act (OBBBA, signed July 4, 2025), property both acquired and placed in service after January 19, 2025 qualifies for permanent 100% first-year bonus depreciation. Property failing the OBBBA acquired+PIS test remains on the TCJA phase-down schedule.

- **§179 of the Internal Revenue Code** — Immediate-expense election thresholds and active-trade-or-business limitation.
- **§263A of the Internal Revenue Code** — Uniform capitalization rules considered in determining basis for cost segregation.

DOCTRINAL FOUNDATION · §1245 / §1250 DISTINCTION

The §1245 / §1250 distinction at the core of every cost segregation study is grounded in a well-developed line of Tax Court precedent that has shaped the IRS's acceptance of the discipline. The framework applied in this report reflects four doctrinal pillars that the courts and the IRS have endorsed since 1997:

- **Functional-use principle.** A component whose function is tied to the operation of equipment within the building (rather than to the building's structural shell) may be separately depreciated. Affixation alone does not require §1250 treatment.
- **Six-factor personal-property test.** Distinguishing tangible personal property from structural components turns on movability in fact, design intent to be moved, damage on removal, manner and permanence of affixation, intended duration of placement, and manner of removal in practice.
- **Business-function support.** Decorative and merchandising-related components — signage, millwork, certain lighting, ceiling and wall finishes — can retain their identity as personal property where their function supports the trade or business activity rather than the building structure itself.
- **Special-purpose systems.** Electrical, plumbing, and HVAC systems installed solely to support specific equipment can be classified as tangible personal property even where physically integrated with the building, when their useful life and removal characteristics align with the equipment they serve.

AUDIT-DEFENSIBLE SINCE 1997

Cost segregation has been an IRS-blessed methodology since the Tax Court line of decisions in the late 1990s. The IRS's Cost Segregation Audit Techniques Guide formalizes acceptance and prescribes the documentation standards followed throughout this report. Specific case citations are consolidated in the FAQ appendix for taxpayers or examiners who wish to trace the doctrinal lineage directly.

☒ PAID • ☐ STANDARD

§ 6 MACRS Asset Class Summary

RECOVERY • METHOD • CONVENTION • CLASS CODE

The table below summarizes every MACRS asset class used in this study. Each row shows the class's recovery period, depreciation method, applicable convention, eligibility for §168(k) bonus depreciation, eligibility for §179 immediate expensing, the IRS class code per Rev. Proc. 87-56, and the controlling authority. Per-component allocation appears in §8 Detailed Cost Allocation; per-class year-by-year depreciation schedules appear in §9.

CLASS	RECOVERY	METHOD	CONVENTION	BONUS	§179	IRS CLASS
■ 5-Year Personal Property	5 yr	200% DB	Half-Year	Yes	Yes	57.0
■ 15-Year Land Improvements	15 yr	150% DB	Half-Year	Yes	No	00.3
■ §179 Immediate Expense	Y1	n/a	n/a	No	—	N/A
■ 27.5-Year Residential Rental	27.5 yr	SL	Mid-Month	No	No	45.0

CONTROLLING AUTHORITIES

5-Year Personal Property: §168(e)(3)(B) — property with class life of 4 to less than 10 years per Rev. Proc. 87-56 (asset class 57.0, Distributive Trades & Services, covers residential-lodging tangible personal property and applies to qualifying components of a residential rental property).

15-Year Land Improvements: §168(e)(3)(E)(iv) — land improvements (excluding buildings and structural components) per Rev. Proc. 87-56 asset class 00.3.

§179 Immediate Expense: §179(a) of the Internal Revenue Code — election to expense up to the §179 cap in the year of placement, subject to the active-trade-or-business income limitation.

27.5-Year Residential Rental: §168(c) — applicable recovery period for residential rental property; Pub. 946 Table A-6 mid-month convention.

PAID • STANDARD

§ 7 Property Details

GENERAL INFORMATION & BASIS

7 • A General Information

ADDRESS	Oakland, CA	STATE	California
PROPERTY TYPE	Fourplex	YEAR BUILT / RENOVATED	2009
BUILDING SQUARE FOOTAGE	5,200 sqft	PLACED IN SERVICE	July 1, 2024
BEDROOMS / BATHROOMS	8 / 4.0	CONSTRUCTION TYPE	Existing-purchase (acquired property)

7 • B Purchase Price Allocation

COMPONENT	AMOUNT
Total acquisition basis	\$2,100,000
Less: Land allocation	\$672,000 (32.00%)
Allocable building basis (depreciable)	\$1,428,000

ALLOCABLE BUILDING BASIS	LAND ALLOCATION
\$1,428,000	32.00%
DEPRECIABLE BASIS • BUILDING PORTION • LAND EXCLUDED	EXISTING-PURCHASE (ACQUIRED PROPERTY)
	TAX YEAR
	2024

§ 8 Detailed Cost Allocation

HEADLINE VIEW

8 • A High-Level Allocation

Summary view grouping the four MACRS classes into three high-level categories — Personal Property, Land Improvements, and Building. This is the headline allocation customers and CPAs see first.

Personal Property — 8.0 % Land Improvements — 4.0 % Building (27.5-Yr) — 88.0 %		
CATEGORY	AMOUNT	% OF BASIS
Personal Property (5-Year, including §179)	\$114,240	8.0%
Land Improvements (15-Year)	\$57,120	4.0%
Building (27.5-Year Residential)	\$1,256,640	88.0%
Total Depreciable Basis	\$1,428,000	100.0%

Per-component breakdown of each category appears in §8-B. The high-level allocation is reconciled to the line-item table at the bottom of §8-B. Section 3.2 and this table use the same single depreciable-basis anchor (\$1,428,000), with the §179 election broken out as its own line under the Personal Property heading. See §6 for class definitions and Rev. Proc. 87-56 class codes.

• PAID • STANDARD

8 • B Consolidated Allocation Table

System-level breakdown grouped into consolidation buckets by MACRS class. Each row shows a building system or component group, the *source* of the dollar amount, the allocated cost, recovery period, depreciation method, and IRS class code per Rev. Proc. 87-56. **Taxpayer-Provided Actual** rows roll up the exact amounts the taxpayer entered; **Modeled — Archetype Library** rows are residual class basis the taxpayer did not itemize, allocated via the within-class cost-segregation library. Building systems (HVAC, electrical, plumbing) eligible for both §179 election and 27.5-year recovery are split onto separate lines so each carries its own discrete basis for partial-asset disposition under Treas. Reg. §1.168(i)-8.

SYSTEM / COMPONENT GROUP	SOURCE	ALLOCATED \$	RECV.	BONUS	METHOD	CLASS
5-YEAR						
Kitchen Cabinetry & Millwork	MODELED — ARCHETYPE LIBRARY	\$51,750.72	5 yr	100% Y1	200% DB	57.0
Removable Flooring	MODELED — ARCHETYPE LIBRARY	\$22,619.52	5 yr	100% Y1	200% DB	57.0
Specialty Plumbing Fixtures	MODELED — ARCHETYPE LIBRARY	\$8,910.72	5 yr	100% Y1	200% DB	57.0
Living & Dining Furniture	MODELED — ARCHETYPE LIBRARY	\$8,568	5 yr	100% Y1	200% DB	57.0
Major Appliances Package	MODELED — ARCHETYPE LIBRARY	\$6,740.16	5 yr	100% Y1	200% DB	57.0
Appliance Wiring	MODELED — ARCHETYPE LIBRARY	\$6,397.44	5 yr	100% Y1	200% DB	57.0
Window Treatments	MODELED — ARCHETYPE LIBRARY	\$3,884.16	5 yr	100% Y1	200% DB	57.0
Decorative Lighting & Fans	MODELED — ARCHETYPE LIBRARY	\$3,084.48	5 yr	100% Y1	200% DB	57.0
Audio/Visual & Smart Home	MODELED — ARCHETYPE LIBRARY	\$2,284.80	5 yr	100% Y1	200% DB	57.0
5-Year Subtotal		\$114,240				
15-YEAR						
Landscaping & Irrigation	MODELED — ARCHETYPE LIBRARY	\$19,992	15 yr	100% Y1	150% DB	00.3
Hardscape Paving & Driveways	MODELED — ARCHETYPE LIBRARY	\$17,136	15 yr	100% Y1	150% DB	00.3
Outdoor Structures (2 items)	MODELED — ARCHETYPE LIBRARY	\$11,424	15 yr	100% Y1	150% DB	00.3
Fencing & Retaining Walls	MODELED — ARCHETYPE LIBRARY	\$8,568	15 yr	100% Y1	150% DB	00.3
CONTINUED OVERLEAF — remaining systems, per-class subtotals, and the table total appear on the next page.						

• PAID • STANDARD

§ 8-B Consolidated Allocation Table CONTINUED

SYSTEM / COMPONENT GROUP	SOURCE	ALLOCATED \$	RECV.	BONUS	METHOD	CLASS
15-Year Subtotal		\$57,120				
27.5-YEAR						
Interior Partitions & Ceilings	MODELED — ARCHETYPE LIBRARY	\$414,691.20	27.5 yr	—	SL	45.0
Building Shell & Foundation	MODELED — ARCHETYPE LIBRARY	\$289,027.20	27.5 yr	—	SL	45.0
Roof Replacement (2 items)	MODELED — ARCHETYPE LIBRARY	\$157,080	27.5 yr	—	SL	45.0
Other Permanent Flooring	MODELED — ARCHETYPE LIBRARY	\$119,380.80	27.5 yr	—	SL	45.0
Electrical System	MODELED — ARCHETYPE LIBRARY	\$90,478.08	27.5 yr	—	SL	45.0
Plumbing — Bathroom Fixtures	MODELED — ARCHETYPE LIBRARY	\$50,265.60	27.5 yr	—	SL	45.0
Windows	MODELED — ARCHETYPE LIBRARY	\$37,699.20	27.5 yr	—	SL	45.0
Doors	MODELED — ARCHETYPE LIBRARY	\$31,416	27.5 yr	—	SL	45.0
Plumbing — Water & Waste Utility	MODELED — ARCHETYPE LIBRARY	\$17,592.96	27.5 yr	—	SL	45.0
Permanent Lighting	MODELED — ARCHETYPE LIBRARY	\$17,592.96	27.5 yr	—	SL	45.0
Bathroom Vanities	MODELED — ARCHETYPE LIBRARY	\$15,079.68	27.5 yr	—	SL	45.0
HVAC System	MODELED — ARCHETYPE LIBRARY	\$13,823.04	27.5 yr	—	SL	45.0
Fire Protection	MODELED — ARCHETYPE LIBRARY	\$2,513.28	27.5 yr	—	SL	45.0
27.5-Year Subtotal		\$1,256,640				

CONTINUED OVERLEAF — remaining systems, per-class subtotals, and the table total appear on the next page.

PAID • STANDARD

§ 8-B Consolidated Allocation Table CONTINUED

SYSTEM / COMPONENT GROUP	SOURCE	ALLOCATED \$	RECV.	BONUS	METHOD	CLASS
Total Depreciable Basis — All MACRS Classes		\$1,428,000				

SOURCES. *Taxpayer-Provided Actual* — the bucket rolls up exact amounts the taxpayer entered (1:1 pass-through, no archetype scaling). *Modeled — Archetype Library* — residual class basis not itemized by the taxpayer, allocated via the within-class cost-segregation library (ATG Ch. 4 method).

COLOR BAND on leftmost column: ■ gold-bright = 5-Year, ■ warm gold = 15-Year, ■ light blue = 179, ■ navy = 27.5-Year.

PAID • STANDARD

8 • C Component Allocation Grid by MACRS Class

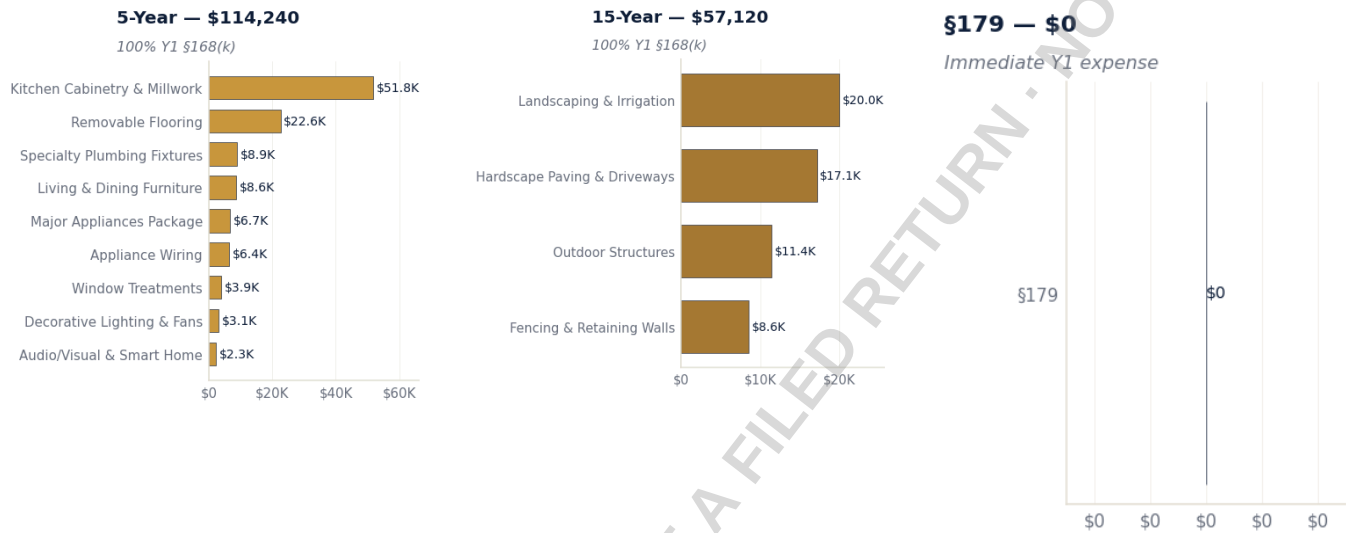
Visual decomposition of every line in §8-B grouped by recovery period. Each pane lists components, sorted by allocated cost, with per-class total and share of total basis.

5-YEAR • 200% DB \$114,240 8.0% OF BASIS Kitchen Cabinetry & Millwork\$51,750.72 Removable Flooring\$22,619.52 Specialty Plumbing Fixtures\$8,910.72 Living & Dining Furniture\$8,568 Major Appliances Package\$6,740.16 Appliance Wiring\$6,397.44 Window Treatments\$3,884.16 Decorative Lighting & Fans\$3,084.48 Audio/Visual & Smart Home\$2,284.80	15-YEAR • 150% DB \$57,120 4.0% OF BASIS Landscaping & Irrigation\$19,992 Hardscape Paving & Driveways\$17,136 Outdoor Structures\$11,424 Fencing & Retaining Walls\$8,568	\$179 • IMMEDIATE \$0 0.0% OF BASIS • 1 ELECTION \$179 Election Pool\$0 QUALIFYING PERSONAL PROPERTY EXPENSED IN Y1; SUBJECT TO ACTIVE-T-O-B INCOME LIMIT. STATE CAP \$25,000.	27.5-YR • SL • MID-MO. \$1,256,640 88.0% OF BASIS Interior Partitions & Ceilings\$414,691.20 Building Shell & Foundation\$289,027.20 Roof Replacement\$157,080 Other Permanent Flooring\$119,380.80 Electrical System\$90,478.08 Plumbing — Bathroom Fixtures\$50,265.60 Windows\$37,699.20 Doors\$31,416 Plumbing — Water & Waste Utility\$17,592.96 Permanent Lighting\$17,592.96 Bathroom Vanities\$15,079.68 HVAC System\$13,823.04 + 1 more (see §8-B)
5-YEAR SHARE	15-YEAR SHARE	\$179 SHARE	27.5-YEAR SHARE
8.0%	4.0%	0.0%	88.0%

PAID · STANDARD

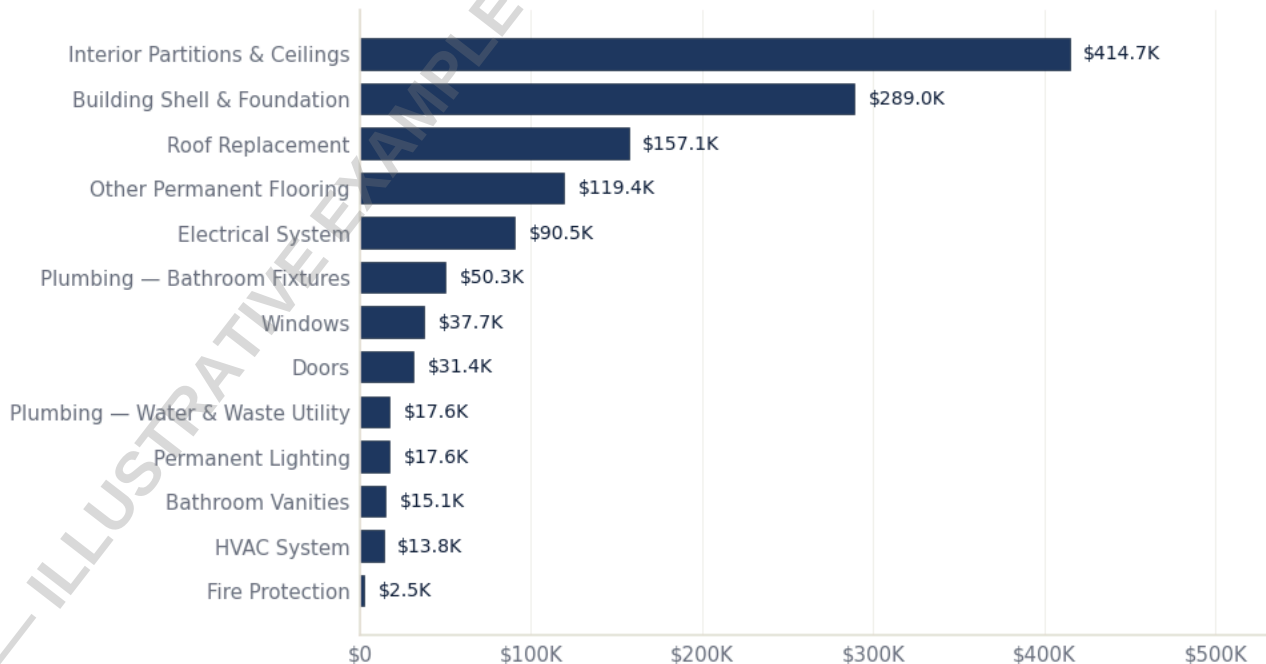
8 · C · 2 Component Allocation Charts

Each chart shows the per-component allocation within a single MACRS class for this property. Bar lengths are proportional to allocated cost; labels show the line-item amounts. Class titles carry the class basis and depreciation treatment.



27.5-Year Residential Rental — \$1,256,640

SL · mid-month convention



PAID • STANDARD

8 • D Top 10 Components by Allocated Cost

Sorted descending. Bar length is proportional to allocated cost; bar color denotes MACRS class. The top 10 components account for \$1,264,408 (88.5%) of total depreciable basis.

01	Interior Partitions & Ceilings		\$414,691.20	27.5
02	Building Shell & Foundation		\$289,027.20	27.5
03	Roof Replacement		\$157,080	27.5
04	Other Permanent Flooring		\$119,380.80	27.5
05	Electrical System		\$90,478.08	27.5
06	Kitchen Cabinetry & Millwork		\$51,750.72	5
07	Plumbing — Bathroom Fixtures		\$50,265.60	27.5
08	Windows		\$37,699.20	27.5
09	Doors		\$31,416	27.5
10	Removable Flooring		\$22,619.52	5

TOP-10 SHARE OF BASIS

\$1,264,408

88.5% OF \$1,428,000 TOTAL

TOP-10 SHORT-LIFE SHARE

\$74,370

5/15-YR + \$179 IN TOP 10

5-Year

15-Year

\$179

27.5-Year

8 • E Building Systems Allocation (TD 9636)

The Tangible Property Final Regulations — promulgated as **Treasury Decision 9636 (Sept. 17, 2013)** — require a building owner to perform unit-of-property analysis at the building-system level when evaluating future capital expenditures against the "repair" standard of Treas. Reg. §1.263(a)-3. The same regulations specify the nine systems used for that analysis at §1.263(a)-3(e)(2)(ii):

- HVAC system
- Escalators
- Security system
- Plumbing system
- Elevators
- Gas distribution system
- Electrical system
- Fire protection & alarm
- Other structural components

Recharacterizing the property's depreciable basis through these systems serves two future tax positions: (i) it supports capital-vs-expense determinations on subsequent maintenance work by establishing the unit of property each replacement is being measured against, and (ii) it creates the documentation needed to claim a partial-asset-disposition deduction under Treas. Reg. §1.168(i)-8 when an individual component is later replaced. Without a per-system allocation, the taxpayer would typically forfeit the loss on the disposed component's remaining basis.

TD 9636 SYSTEM	DEPRECIABLE COST	% OF BUILDING COST
HVAC	\$10,282	0.7%
Plumbing	\$67,402	4.7%
Electrical	\$113,669	8.0%
Fire Protection & Alarm	\$1,856	0.1%
Security	\$0	—
Other / Structural	\$1,234,792	86.5%
Total Allocated Basis	\$1,428,000	100.0%

NOT APPLICABLE TO RESIDENTIAL RENTAL

Escalators, Elevators, and Gas Distribution systems are not applicable to this property archetype and are intentionally omitted. Commercial property archetypes are not in scope for residential v1. Cost columns reflect depreciable allocation only; a "replacement cost" column is intentionally omitted.

USE OF THIS ALLOCATION

When the taxpayer later replaces a component within one of these systems — for example, replacing the HVAC condenser, re-roofing, or repaving a parking pad — this allocation is the basis for two filing-time determinations:

CAPITAL VS EXPENSE

Under *Treas. Reg. §1.263(a)-3*, an expenditure is capitalized if it (i) results in a betterment, (ii) restores the unit of property, or (iii) adapts the property to a new or different use. The unit-of-property test is applied at the system level, not at the whole-building level. A new HVAC condenser replacing the old one is evaluated against the HVAC system; a new roof against the building structure; new exterior lighting against the electrical system. **This allocation makes those tests possible.**

PARTIAL-ASSET DISPOSITION

Under *Treas. Reg. §1.168(i)-8*, the taxpayer may make an election to claim a deductible loss on the un-depreciated basis of the disposed component (for example, the old roof that was torn off). **Without a documented per-system or per-component basis, the disposition election is generally not available** because the disposed component's adjusted basis cannot be determined.

The §1.168(i)-8 partial-disposition election routinely converts what would otherwise be sunk capital into a current-year ordinary deduction — but only where the per-component basis exists in the workpapers.

— TREAS. REG. §1.168(I)-8 • TD 9689 (2014)

§ 9 Depreciation Schedules

10-YEAR SIDE-BY-SIDE

Side-by-side comparison of the first 10 years of depreciation under straight-line 27.5-year residential rental (without cost segregation) versus cost segregation. The incremental benefit accumulates in the early years and narrows in later years as cost segregation front-loads the deductions that would otherwise be spread across 27.5 years.

A • WITHOUT COST SEGREGATION

YEAR	DEPRECIATION
Year 1	\$23,800
Year 2	\$51,927
Year 3	\$51,927
Year 4	\$51,927
Year 5	\$51,927
Year 6	\$51,927
Year 7	\$51,927
Year 8	\$51,927
Year 9	\$51,927
Year 10	\$51,927
Total (10-year)	\$491,143

B • WITH COST SEGREGATION

YEAR	DEPRECIATION
Year 1	\$134,042
Year 2	\$45,696
Year 3	\$45,696
Year 4	\$45,696
Year 5	\$45,696
Year 6	\$45,696
Year 7	\$45,696
Year 8	\$45,696
Year 9	\$45,696
Year 10	\$45,696
Total (10-year)	\$596,147

Year 1 with-cost-seg figure of **\$134,042** includes \$102,816 of §168(k) bonus depreciation on 5-Year and 15-Year property and the remaining first-year MACRS amounts on each class. Years 2–10 reflect remaining 27.5-Year SL depreciation only — short-life classes have already been fully recovered through bonus.

PAID • STANDARD

C • INCREMENTAL BENEFIT

YEAR	ADDITIONAL DEPRECIATION
Year 1	\$110,242
Year 2	\$-6,231
Year 3	\$-6,231
Year 4	\$-6,231
Year 5	\$-6,231
Year 6	\$-6,231
Year 7	\$-6,231
Year 8	\$-6,231
Year 9	\$-6,231
Year 10	\$-6,231
Cumulative (10-year)	\$105,004

CUMULATIVE INCREMENTAL DEDUCTION • 10-YEAR

\$105,004

Y1 ACCEL • NEGATIVE Y2-10 • NET POSITIVE

Y1 ACCELERATION

+\$110,242

Y2-10 REVERSAL • PER YEAR

\$-6,231

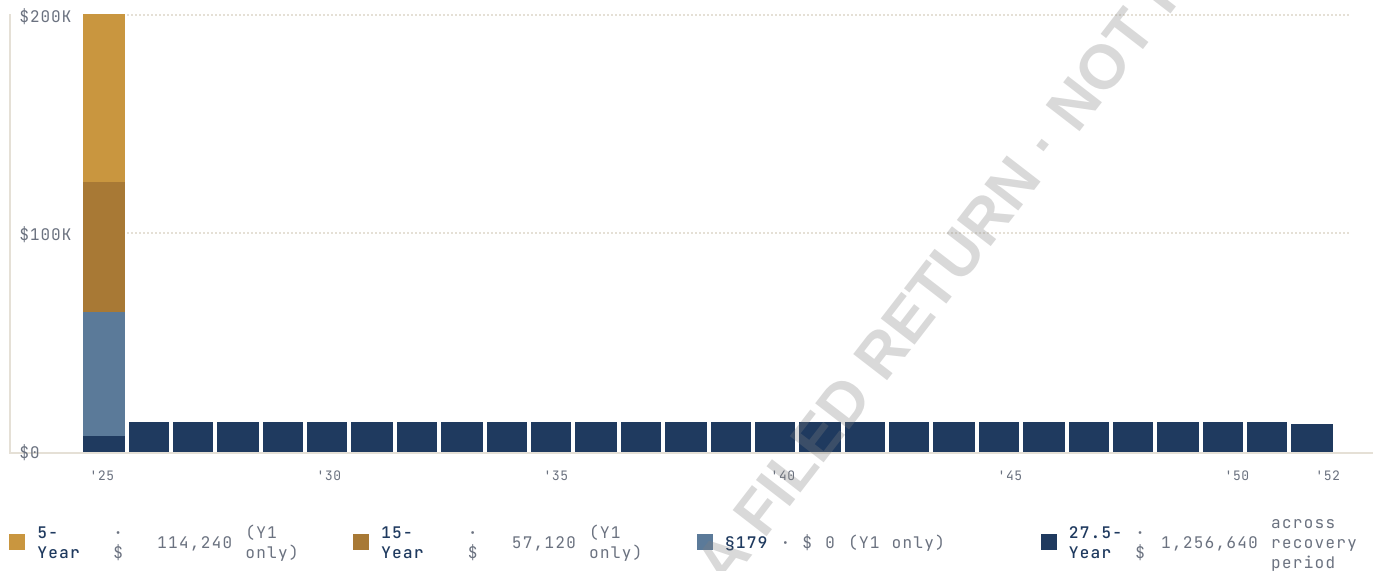
TIMING BENEFIT, NOT INCREMENTAL DOLLARS

The negative Year 2-10 incremental deductions reflect the fact that bonus depreciation has front-loaded basis recovery into Year 1. Total recovery over the 28-year schedule is identical to without-cost-seg (\$1,428,000); the cost-seg benefit is the time value of taking deductions sooner. See §9-D for the full 28-year schedule and PV analysis.

PAID • STANDARD

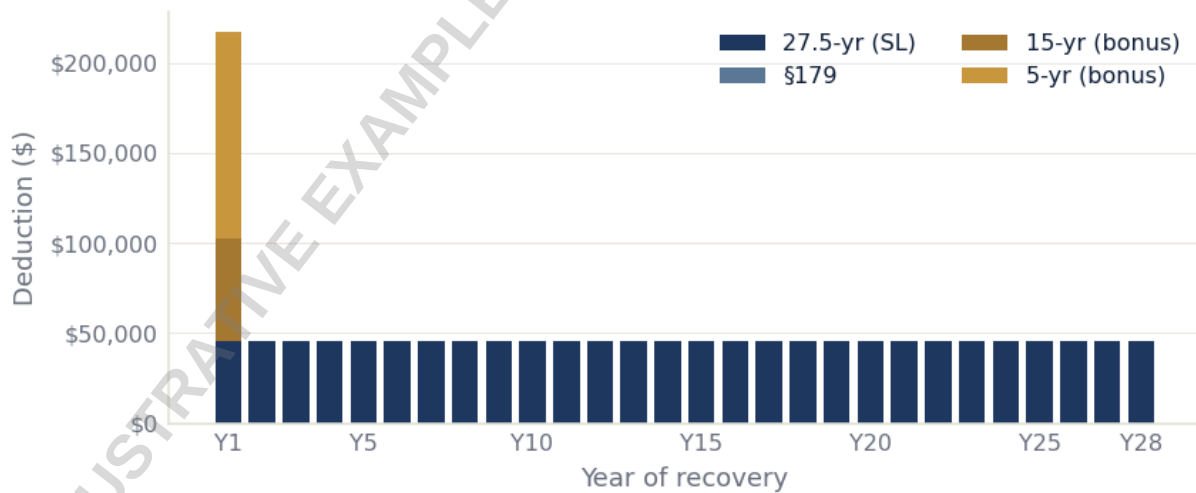
9 • A Annual Depreciation by Asset Class

28-year horizon, by MACRS class. The Y1 spike comprises \$168(k) bonus on the 5-Year and 15-Year property plus \$179 immediate expense; subsequent years are residual 27.5-Year SL depreciation.



9 • B Combined Annual Depreciation (Stacked View)

Same data, expressed as cumulative depreciation across the 28-year horizon.



Y1 STACKED TOTAL

\$134,042

5+15+\$179+27.5 • INCL. BONUS

Y10 CUMULATIVE

\$596,147

41.7% OF TOTAL BASIS RECOVERED

Y28 CUMULATIVE

\$1,428,000

100% • END OF RECOVERY

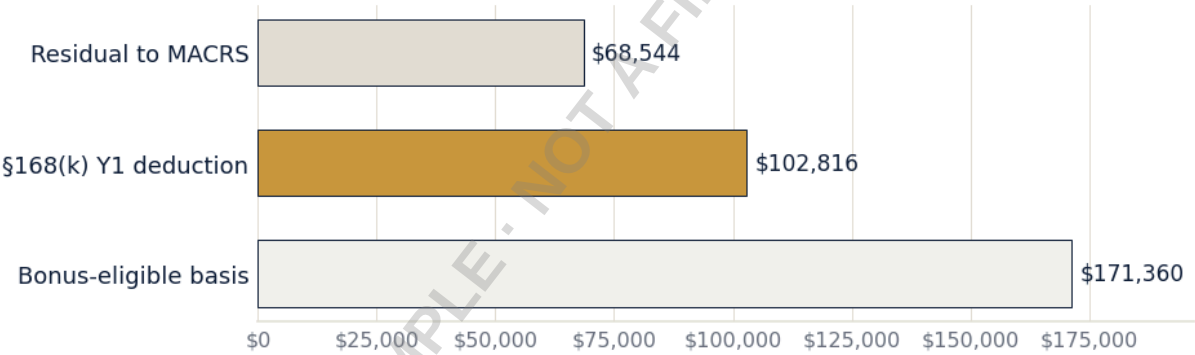
PAID · STANDARD

9 • C Bonus Depreciation Analysis

Section 168(k) of the Internal Revenue Code allows an additional first-year depreciation deduction (commonly called "bonus depreciation") for property with a recovery period of 20 years or less. The **Tax Cuts and Jobs Act (TCJA)** of 2017 set the §168(k) bonus rate at 100% for property placed in service from September 28, 2017 through 2022, with a phase-down beginning in 2023 (80% for 2023, 60% for 2024). For this property (placed in service 2024), the §168(k) bonus rate in effect under the TCJA schedule is **60.0%**.

BONUS-ELIGIBLE BASIS	BONUS RATE · TCJA §168(K)	Y1 BONUS DEDUCTION
\$102,816 5-YR (\$114,240) + 15-YR (\$57,120)	60.0% PIS JULY 1, 2024	\$102,816 FULL ELIGIBLE BASIS

Bonus Year-1 deduction of **\$102,816** = \$171,360 eligible × 60.0% bonus rate. This amount is included in the Year 1 deduction figure shown in the Executive Summary. **27.5-year structural property is not eligible** for §168(k) bonus depreciation.



STACKING WITH §179

The §179 election is taken first (subject to the active-trade-or-business income limitation, \$0 in this study); §168(k) bonus is then applied to the remaining basis in the bonus-eligible classes. Federal law treats §179 and §168(k) as additive within their respective classes. State conformity may decouple from one or both regimes — see §11 State Conformity for state treatment.

AUTHORITIES §168(k) as enacted by TCJA §13201 (12/22/2017) · §168(k)(2)(D) definition of qualified property · TCJA phase-down at §168(k)(6)(B) for transition cases.

§168(K) BONUS DEPRECIATION RATE HISTORY

The §168(k) bonus depreciation rate has changed several times since the Tax Cuts and Jobs Act (TCJA) of 2017 introduced the 100% first-year bonus. The TCJA scheduled a phase-down beginning in 2023; the One Big Beautiful Bill Act (OBBBA), signed July 4, 2025, permanently restored 100% bonus depreciation for property both acquired and placed in service after January 19, 2025:

SEP 27, 2017 – 2022	100%	TCJA · Tax Cuts and Jobs Act of 2017 introduces full first-year bonus.
2023	80%	TCJA phase-down · first reduction step.
2024	60%	TCJA phase-down · second reduction step. <i>Applies to this study.</i>
JAN 1 – JAN 19, 2025	40%	TCJA transition · phase-down step for property that does not qualify for OBBBA.
2026	20%	TCJA phase-down (residual) · property acquired and/or placed in service before Jan 20, 2025 stays on the TCJA schedule.
2027 ONWARD	0%	TCJA phase-down (residual) · final step — no bonus for residual-TCJA property placed in service in 2027 or later.
JAN 20, 2025 ONWARD	100%	OBBBA · permanent · 100% bonus restored for property both acquired and placed in service after Jan 19, 2025.

TRANSITION RULE

Property placed in service Jan 1–19, 2025, OR acquired (binding contract signed) on or before Jan 19, 2025, remains on the TCJA phase-down schedule (40% / 20% / 0% for 2025 / 2026 / 2027). All other property acquired and placed in service on or after January 20, 2025 qualifies for permanent 100% bonus depreciation under OBBBA.

● PAID ● STANDARD

9 • D Full 28-Year Depreciation Schedule

Year-by-year depreciation under the cost-segregation classifications in this study, in a single consolidated view. Each row aligns to a calendar year beginning at the placed-in-service year. The **Bonus (Y1)** column is a memo breakout of the §168(k) bonus depreciation already included in the 5-Year and 15-Year Y1 amounts; it is shown so the taxpayer's preparer can identify the bonus component when completing Form 4562.

YEAR	5-YEAR	15-YEAR	BONUS Y1	§179	27.5-YEAR	TOTAL	CUMULATIVE	TAX EFFECT	PV @ 8%
2024 • PIS	\$68,544	\$34,272	\$171,360	—	\$20,944	\$123,760	\$123,760	—	—
2025	—	—	—	—	\$45,696	\$45,696	\$169,456	—	—
2026	—	—	—	—	\$45,696	\$45,696	\$215,152	—	—
2027	—	—	—	—	\$45,696	\$45,696	\$260,848	—	—
2028	—	—	—	—	\$45,696	\$45,696	\$306,544	—	—
2029	—	—	—	—	\$45,696	\$45,696	\$352,240	—	—
2030	—	—	—	—	\$45,696	\$45,696	\$397,936	—	—
2031	—	—	—	—	\$45,696	\$45,696	\$443,632	—	—
2032	—	—	—	—	\$45,696	\$45,696	\$489,328	—	—
2033	—	—	—	—	\$45,696	\$45,696	\$535,024	—	—
2034	—	—	—	—	\$45,696	\$45,696	\$580,720	—	—
2035	—	—	—	—	\$45,696	\$45,696	\$626,416	—	—
2036	—	—	—	—	\$45,696	\$45,696	\$672,112	—	—
2037	—	—	—	—	\$45,696	\$45,696	\$717,808	—	—
2038	—	—	—	—	\$45,696	\$45,696	\$763,504	—	—
2039	—	—	—	—	\$45,696	\$45,696	\$809,200	—	—
2040	—	—	—	—	\$45,696	\$45,696	\$854,896	—	—
2041	—	—	—	—	\$45,696	\$45,696	\$900,592	—	—
2042	—	—	—	—	\$45,696	\$45,696	\$946,288	—	—
2043	—	—	—	—	\$45,696	\$45,696	\$991,984	—	—
2044	—	—	—	—	\$45,696	\$45,696	\$1,037,680	—	—
2045	—	—	—	—	\$45,696	\$45,696	\$1,083,376	—	—
2046	—	—	—	—	\$45,696	\$45,696	\$1,129,072	—	—
2047	—	—	—	—	\$45,696	\$45,696	\$1,174,768	—	—
2048	—	—	—	—	\$45,696	\$45,696	\$1,220,464	—	—
2049	—	—	—	—	\$45,696	\$45,696	\$1,266,160	—	—
2050	—	—	—	—	\$45,696	\$45,696	\$1,311,856	—	—
2051	—	—	—	—	\$47,600	\$47,600	\$1,359,456	—	—
Total	\$114,240	\$57,120	\$171,360	\$0	\$1,256,640	\$1,428,000	—	—	—

BONUS Y1 column is a memo of §168(k) bonus depreciation already included in the 5-Year + 15-Year Y1 amounts (highlighted gold) — not additive. **TAX EFFECT** applies the federal marginal rate of 37.0% to the difference between with-cost-seg and straight-line 27.5-year baseline. **PV @ 8%** — present value of cumulative tax effect at 8.0% annual discount rate (v6 model default; rerunning with a different rate scales PV proportionally).

PAID · STANDARD

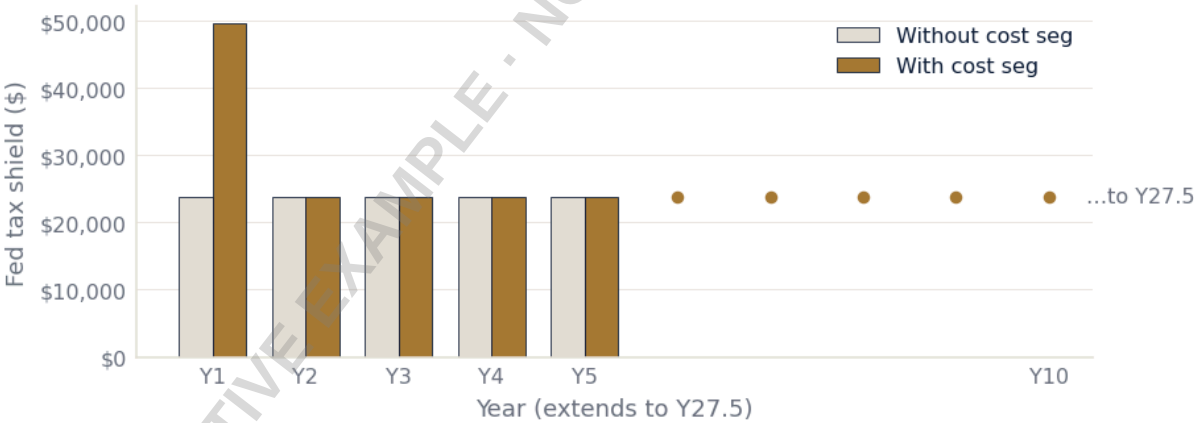
§ 10 Tax Impact Summary

YEAR-1 FEDERAL & STATE

The cost segregation deductions claimed in Year 1 reduce taxable income by \$134,042 at the federal level. Applied against the taxpayer's assumed federal marginal rate of 37.0%, this produces a federal tax shield of \$49,595. State-level treatment depends on the state's §168(k) conformity (see §11 State Conformity).

Year-1 Tax Impact Detail

METRIC	VALUE
Year 1 federal deduction	\$134,042
Federal marginal rate assumed	37.0%
Federal Year 1 tax shield	\$49,595
State marginal rate assumed (California)	13.3%
State Year 1 tax shield	\$6,204
Total Year 1 tax benefit	\$55,799



STATE-RATE METHODOLOGY

State marginal rate is the top marginal income tax bracket for the customer's state (sourced from 7_State_Conformity.column D in the v6 model). 0% for no-income-tax states (AK, FL, NH, NV, SD, TN, TX, WA, WY). The customer's effective state rate may differ from the top bracket; the state-shield figure shown here is the upper-bound benefit. **State §168(k) conformity further limits the Y1 deduction recognized for state purposes** – see the State Adjusted Depreciation Schedule for the detailed federal-vs-state comparison and addback recovery math.

PAID · STANDARD

§ 11 State Conformity

CALIFORNIA · §168(K) DECOUPLED (NOT ALLOWED)

California fully decouples from §168(k) bonus depreciation. Federal §168(k) deductions are added back on the state return and recovered over regular MACRS conventions. See the State Adjusted Depreciation Schedule (pp 29–30) for the federal-vs-CA year-by-year.

ITEM	FEDERAL (IRC)	CALIFORNIA
§168(k) bonus depreciation	60.0% (TCJA)	Decoupled (not allowed)
§179 expensing cap (annual)	\$1,220,000 (TY 2024)	\$25,000
5-Year MACRS — recovery method	200% DB	State-specific (confirm with preparer)
15-Year — recovery method	150% DB	State-specific (confirm with preparer)
27.5-Year residential rental — life	27.5 yr SL	State-specific (confirm with preparer)

STATE §179 CAP IMPACT

The federal §179 election in this study is \$0. The California state-level §179 cap is \$25,000. Where the state cap is lower than the federal election, the difference recovers via state-only depreciation under regular MACRS conventions over the applicable class life.

State Bonus Conformity — National Reference Map

Four classifications of state §168(k) conformity, sourced from the v6 model's 50-state table. Tax preparation must apply the rule for the customer's filing state, not the property location, where these differ. California falls in the "None / decoupled" group.

FULL CONFORMITY 16 AL · CO · DE · IA · IL · KS · LA · MO · MT · ND · NE · NM · OK · OR · UT · WV	PARTIAL / ADDBACK 6 ID · MD · MI · MN · NC · OH	DECOUPLED 20 AR · AZ · CA · CT · DC · GA · HI · IN · KY · MA · ME · MS · NJ · NY · PA · RI · SC · VA · VT · WI	NO INDIVIDUAL INCOME TAX 9 AK · FL · NH · NV · SD · TN · TX · WA · WY
---	--	---	--

PAID · STANDARD

11·A State-Adjusted Depreciation Schedule

The schedule below summarizes the Year-1 federal-vs-state depreciation comparison for California. State §168(k) conformity status: **Decoupled (not allowed)**. Where the state decouples or partially conforms, federal bonus depreciation taken in Year 1 is added back to state taxable income; the addback recovers as state-only depreciation over the asset's recovery period.

ITEM	FEDERAL Y1	CALIFORNIA Y1	ADDBACK
5-Year property (with 60.0% bonus federal)	\$114,240	\$22,848	\$45,696
15-Year property (with 60.0% bonus federal)	\$57,120	\$2,856	\$31,416
State Regular MACRS Depreciation (disallowed §179 basis)	\$0	\$0	\$0
27.5-Year residential rental (typically conforms)	\$20,944	\$20,944	\$0
Total Year 1 MACRS depreciation	\$123,760	\$46,648	\$77,112

CALIFORNIA Y1 ADDBACK (STATE TAXABLE INCOME INCREASE)

\$77,112

RECOVERS OVER ASSET LIFE · STATE-ONLY DEPR.

CALIFORNIA Y1 FEDERAL-STATE DELTA

\$123,760 - \$46,648

STATE DEPRECIATION DEDUCTION

\$46,648

Est. California tax savings (13.3% rate) · \$6,204

The state-only depreciation table is included in the v6 model output; only the Year-1 totals are shown in this workpaper. The customer's CPA receives the full state schedule alongside the federal schedule when filing the state return.

AUTHORITIES R&TC §17250 California depreciation regime · R&TC §17255 §179 cap and phaseout · FTB Publication 1001 for state-vs-federal differences · FTB Schedule CA (540) line 12, 17 for addback reporting.

§ 12 Taxpayer-Provided Evidence Registry

INPUT FINGERPRINTS & PROVENANCE

Every numeric input materially affecting the allocation is logged with its source and a provenance fingerprint at study time. Sources are categorized as *Taxpayer Certified* (declared by the taxpayer at intake), *Database / Modeled* (derived from the cost-segregation library), *Public Record* (county assessor or comparable public source), and *Photo Verified* (corroborated against uploaded property photos when applicable).

INPUT	VALUE	SOURCE	VERIFICATION
Property address	Oakland, CA	Taxpayer-certified	VERIFIED
Total acquisition basis	\$2,100,000	Taxpayer-certified	VERIFIED
Land allocation	\$672,000 (32.00%)	County assessor	PUBLIC
Building basis (depreciable)	\$1,428,000	Computed	DERIVED
Placed-in-service date	July 1, 2024	Taxpayer-certified	VERIFIED
Property type	Fourplex	Taxpayer-certified	VERIFIED
Construction type	Existing-purchase (acquired property)	Taxpayer-certified	VERIFIED
Square footage	5,200 sqft	Taxpayer-certified	VERIFIED
Number of bedrooms / bathrooms	8 / 4.0	Taxpayer-certified	VERIFIED
Lot size	—	County assessor	PUBLIC
Climate zone	California	NREL CBECS	DERIVED
Allocation library version	v6 · Residential Cost-Seg Library 2025-Q2	CostSegLogic engine	VERSIONED

Photo / Document Attachments

The taxpayer-provided evidence below was uploaded and retained with this study. Each item is cataloged in the engine's audit log. Photographs are processed to NAME the primary asset shown, documenting that the item exists. This identification is *documentation only* — it records the presence of an asset and does not classify it or change depreciable basis.

#	TYPE	REFERENCE	ITEM	SUBMITTED
1	Photograph	Multi-story brick residential building with balconies and windows	Residential brick building	2026-06-26
2	Photograph	Stainless steel range hood with white chimney duct above cooktop	Kitchen range hood	2026-06-26
3	Photograph	Large frameless glass mirror above sink vanity in modern bathroom.	Bathroom vanity mirror	2026-06-26
4	Photograph	Light gray sectional sofa with throw pillows and blanket in living room.	Gray upholstered sofa	2026-06-26

#	TYPE	REFERENCE	ITEM	SUBMITTED
5	Photograph	Upholstered bed with cream bedding and decorative pillows in a master bedroom.	Bedroom bed frame	2026-06-26
6	Photograph	Multi-level residential staircase with metal handrails and wooden steps.	Interior staircase with railings	2026-06-26
7	Photograph	Front-load commercial washer mounted on wall in shared laundry facility	Commercial washing machine	2026-06-26

PROVENANCE FINGERPRINT • MODEL RUN

MODEL: v6 • costseglogic-engine-residential-2025q2

FINGERPRINT: 9f2e4a7c8b5d1e6f3a8c9b2d7e4f1a3c • sha256-trunc

RUN ID: run-May062026-customer

OUTPUT VERSION: standard-v1

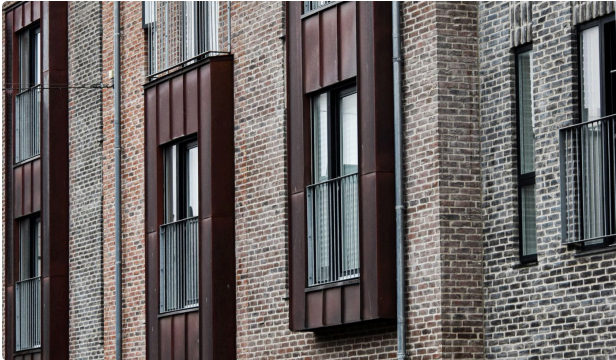
DATA INPUTS: 20 of 20 confirmed • 0 estimated

§
12.1

Site Photograph Log

TAXPAYER-PROVIDED FIELD EVIDENCE

The photographs below were uploaded by the taxpayer and retained with this study as audit-defense field evidence. Each is processed to NAME the primary asset shown — documenting that the item exists. These identifications are *documentation only* — they record the presence of an asset; they do not classify it or change depreciable basis.

**Residential brick building**

Photograph • 2026-06-26

**Kitchen range hood**

Photograph • 2026-06-26

**Bathroom vanity mirror**

Photograph • 2026-06-26

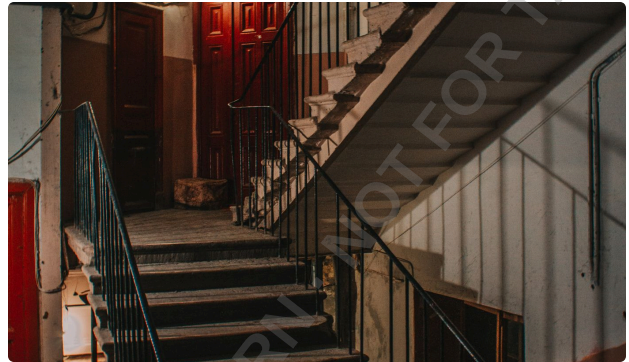
**Gray upholstered sofa**

Photograph • 2026-06-26



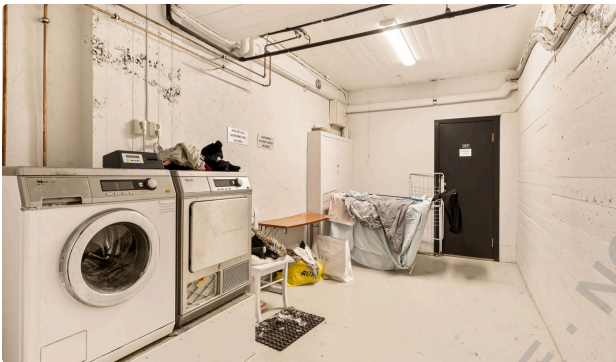
Bedroom bed frame

Photograph • 2026-06-26



Interior staircase with railings

Photograph • 2026-06-26



Commercial washing machine

Photograph • 2026-06-26

Item names are AI-derived from the photographs (computer vision, not a certified appraisal) and are documentation only — they record that the item exists and do not classify it or change depreciable basis.

§ 13 Recommended Site Documentation

AUDIT-DEFENSE DOCUMENTATION KIT

The following site-level documentation, while not required for the residual-method allocation in this study, strengthens audit-defense posture if maintained alongside this workpaper. None of these items are produced by CostSegLogic; they are taxpayer- or contractor-sourced and held in the taxpayer's records.

DOCUMENT	PURPOSE	PRIORITY
Property photo log	Interior + exterior photos of permanent improvements (cabinets, flooring, landscaping). Time-stamped at study date.	HIGH
Closing statement (HUD-1 / ALTA)	Confirms the total acquisition basis and closing-cost capitalization treatment used in §3.	HIGH
Construction contracts	Final contractor agreement(s) and invoices for new construction or major renovation. Supports the §168(k)-eligible-basis figure.	HIGH
Property assessor records	Most recent county assessor record for land-vs-improvement allocation (the 32.00% land split in §3 is sourced from this).	STANDARD
Blueprint or architectural plans	Building floor plan and elevation drawings. Supports the per-component allocation in §8-B.	STANDARD
Change-order log	If a renovation or post-PIS improvement occurred, the change-order log identifies which components were added or replaced.	STANDARD
Appraisal report	If a contemporaneous appraisal was performed, it can corroborate the land vs improvement split independent of the assessor.	OPTIONAL
Pre-renovation photos	For renovation scenarios only: pre-work photos document what was demolished vs retained, supporting partial-asset-disposition elections.	OPTIONAL

All HIGH-priority items should be retained as long as the property is held + 7 years post-disposition to support the §168(i)-8 partial-asset-disposition election framework. STANDARD items are recommended but not strictly required for residual-method audit-defense.

The following actions complete the filing process. Items 1–3 are taxpayer responsibilities; items 4–7 are CPA / preparer responsibilities. Item 8 covers the future-year compliance hooks established by this workpaper.

1 Provide this workpaper to your tax preparer (CPA, EA, or other licensed professional)

Forward the entire 42-page PDF, not extracts. The schedules in §9 and §11 are the inputs your preparer needs to populate Form 4562 and any state addback schedules.

2 Confirm passive-activity loss eligibility (§469) with your CPA

If real-estate-professional status (REPS) does not apply and the property is passive, the Year-1 deduction may be limited and suspended losses carried forward. Confirm *before* assuming the full Y1 tax shield is currently usable.

3 Retain this workpaper with your tax records for the property's life + 7 years

The §168(i)-8 partial-asset-disposition election relies on the per-component basis schedule in this workpaper; it must be available when a future replacement is performed.

4 CPA — Form 4562 line preparation

Lines 14 (§168(k) bonus), 12 (§179 election), 17–20 (MACRS classes). Use the §9-D 28-year schedule to confirm Year-1 amounts for each class.

5 CPA — State addback (California · Decoupled (not allowed))

If the state decouples from §168(k) bonus or has a lower §179 cap, the Year-1 addback recovers as state-only depreciation over the asset's recovery period — see §11-A for the federal-vs-state schedule.

6 CPA — Form 3115 evaluation (if PIS year < current year)

For PIS year ≤ TY 2024, a Form 3115 §481(a) automatic accounting-method change is required to claim catch-up depreciation (DCN 7). For PIS year = TY 2025, 3115 is not needed; deductions flow on the timely-filed return.

7 Document review — assumptions & representations

Confirm the §14 assumptions against the taxpayer's facts. Confirm the §15 representations are accurate as of the placed-in-service date and the filing date.

8 Future years — recapture & partial-asset-disposition

If the property is sold within 5 years, the 5-Year and 15-Year property is subject to §1245 recapture at ordinary rates on accelerated portion only. CostSegLogic offers a \$99 recapture-on-sale memo when needed; reference SCN SCN-SAMPLE-305-EP-PAID.

§ 14 Assumptions

ALL MATERIAL ASSUMPTIONS FOR REVIEW

The figures throughout this workpaper depend on the following material assumptions. Each is sourced and labelled with the page where it is consumed downstream. If any assumption is incorrect for the taxpayer's facts, the corresponding line items must be reconsidered before filing.

ASSUMPTION	VALUE	SOURCE & DOWNSTREAM IMPACT
Federal marginal tax rate	37.0%	Highest individual bracket; assumed unless confirmed otherwise. Drives §10 tax-shield.
State marginal tax rate (California)	13.3%	Top state bracket. Drives §11-A state-shield.
Discount rate for PV calc	8.0%	v6 model default. Drives §9-D PV column.
Active T-or-B for §179	Yes	Required for §179 election; if false, §179 amount must be recharacterized as MACRS.
Material-participation status	Active / non-passive	Drives §469 PAL applicability. If passive, Y1 benefit is potentially deferred.
Real-estate-professional status	Not assumed	If REPS qualifies, full Y1 deduction is currently usable against ordinary income.
Bonus depreciation election	Default • accept	§168(k) is automatic unless taxpayer elects out. Election out requires written election with timely-filed return.
§179 election	Default • accept	Federal §179 of \$0 is elected. State conformity: Decoupled (not allowed); state §179 cap \$25,000.
Property holding period	≥ 5 years	Affects §1245 recapture exposure on 5-Yr and 15-Yr property at sale.
Allocation library	Residential ADU v6 • 2025-Q2	Library version pinned; updates do not retroactively apply to this study.

IF ANY ASSUMPTION IS WRONG

Contact CostSegLogic support with the corrected values. The model is rerun and a v2 of this workpaper issued at no charge within 14 days of original delivery for assumption corrections. Beyond 14 days, re-issue is treated as a new study.

§ 15 Representations

CERTIFIED AT INTAKE

The taxpayer has certified the following representations to CostSegLogic at intake. The model output in §§ 8–11 is conditional on each representation being accurate as of the placed-in-service date. False or materially inaccurate representations invalidate the conclusions of this study.

- 01 **Title.** Taxpayer is the legal owner of record of the subject property as of the placed-in-service date and at the time of this filing, and holds the property in the entity identified in §1.
- 02 **Acquisition cost.** The total acquisition basis of \$2,100,000 represents the actual cost paid, including capitalized closing costs and any capitalized improvements completed prior to placed-in-service.
- 03 **Land allocation.** The land allocation of \$672,000 (32.00%) is supported by either the most recent county assessor allocation, an appraisal, or an arms-length purchase price allocation. Where the assessor allocation is materially below market, an appraisal-based allocation has been used.
- 04 **Placed-in-service date.** The property was placed in service for use as a rental on July 1, 2024. "Placed in service" means available for use; rental advertising and active marketing alone are not sufficient if the property is not yet habitable.
- 05 **Use.** The property is used as a residential rental dwelling unit and not as a primary residence, second home, or short-term-rental subject to non-passive treatment under Treas. Reg. §1.469-1T(e)(3)(ii)(A).
- 06 **Scenario basis.** The basis represents the Existing Purchase scenario as identified on the cover, §3 Executive Summary, and §7 Property Details. The customer affirms the scenario classification (existing purchase, new construction, renovation, or look-back §481(a) catch-up) is correct for the property's actual disposition.
- 07 **No prior cost-seg study.** No prior cost segregation study has been performed on this property; no §168(i)-8 partial-asset-disposition elections have been claimed against this basis.
- 08 **No related-party financing.** Acquisition financing is not from a related party such that §267 disallowance or §263A interest-capitalization rules would alter the depreciable basis.
- 09 **Tax positions.** Taxpayer will consult a licensed CPA, EA, or tax professional before filing the return on which this workpaper is relied upon. Taxpayer accepts that CostSegLogic does not file the return, sign Form 4562, or represent the taxpayer in audit.
- 10 **Audit support.** Taxpayer agrees to retain this workpaper and the supporting attachments for the property's life plus 7 years and to provide them on request to a CPA, the IRS, or any state taxing authority.

TAXPAYER SIGNATURE

DATE PLACED IN SERVICE

PRINT NAME • ENTITY TITLE • DATE

CONFIRM MATCHES §1

§ 16 Disclaimers

LIMITATIONS & SCOPE OF WORK

A • Scope of work

CostSegLogic has prepared a residual-method cost segregation study (per IRS ATG Chapter 4) using the taxpayer-certified inputs identified in §12 Evidence Registry. The study has not included a site visit; engineering observations of physical components were not performed; invoice-level review was not performed.

B • Not tax advice

CostSegLogic is not a CPA firm, law firm, or enrolled agent. This workpaper is a numerical computation, prepared as a tool for the taxpayer and the taxpayer's licensed tax preparer. Nothing in this document constitutes tax, legal, accounting, or investment advice. Taxpayer must obtain independent professional advice before relying on these figures.

C • Reliance & representations

All conclusions are conditional on the accuracy of taxpayer-certified inputs at §12 Evidence Registry and the representations at §15. CostSegLogic has not verified the inputs against original source documents (deeds, invoices, appraisals, blueprints) and accepts the taxpayer's certification as received.

D • Audit support

Standard tier does not include audit defense. If the IRS or any state taxing authority opens an audit of this study, CostSegLogic will respond to taxpayer's CPA or counsel within 5 business days with a packet containing the model run, fingerprints, and methodology references. *The CPA-Verified tier (\$1,199) includes signed CPA review and full audit-defense letter on request.*

E • Limitation of liability

CostSegLogic's aggregate liability for any claim arising from this workpaper is limited to the fees paid for this study. CostSegLogic specifically disclaims liability for tax penalties, interest, additional tax, or third-party claims that depend on (i) facts not in CostSegLogic's possession at study time, (ii) post-study changes in law, (iii) inaccuracies in taxpayer-certified inputs, or (iv) treatment of the study by any subsequent preparer that diverges from the conclusions herein.

F • Circular 230 disclosure

To ensure compliance with requirements imposed by IRS Circular 230, any U.S. federal tax advice contained in this document is not intended or written to be used, and cannot be used, by any taxpayer for the purpose of avoiding tax-related penalties under the Internal Revenue Code. This statement is provided to comply with applicable practice standards.

A Input Data

FULL INTAKE RECORD · 20 FIELDS

Complete intake record for this study. Each field shows its label, value, and verification source. Taxpayer-certified fields are accepted as-is per §15; database/derived fields are computed from the v6 allocation library; public-record fields are sourced from county assessor or comparable open records.

#	FIELD	VALUE	SOURCE
01	Taxpayer / Entity	Demo Holdings LLC	CERTIFIED
02	Property address	Oakland, CA	CERTIFIED
03	APN / parcel number	—	COUNTY
04	Property type	Fourplex · existing-purchase (acquired property)	CERTIFIED
05	Square footage	5,200 sqft	CERTIFIED
06	Bedrooms / bathrooms	8 / 4.0	CERTIFIED
07	Lot size	—	COUNTY
08	Year of construction	2009	CERTIFIED
09	Construction type	Existing-purchase (acquired property)	CERTIFIED
10	Total acquisition basis	\$2,100,000	CERTIFIED
11	Land allocation	\$672,000 (32.00%)	COUNTY
12	Building basis (depreciable)	\$1,428,000	DERIVED
13	Placed-in-service date	July 1, 2024	CERTIFIED
14	Federal marginal rate (assumed)	37.0%	DEFAULT
15	State marginal rate (California)	13.3%	STATE DOR
16	State §168(k) conformity	Decoupled (not allowed)	STATE DOR
17	Active T-or-B for §179	Yes (assumed)	DEFAULT
18	§179 federal cap (TY 2024)	\$1,220,000	IRC
19	§179 state cap (California)	\$25,000	STATE DOR
20	Allocation library version	v6 · Residential Cost-Seg Library 2025-Q2	COSTSEGLOGIC

TIER-SPECIFIC DOCUMENTATION DEPTH

The CPA-Verified tier (\$1,199) extends this Standard report with a licensed-CPA documentation review: invoice cross-reference appendix, curated property photo log (8–12 captioned photos), blueprint verification pass, and contractor change-order log. The Standard tier's residual-method allocation is complete on its own; the CPA additions deepen audit-defense without changing the underlying numbers.

B Glossary

PLAIN-LANGUAGE TAX TERMS

§168(k) — Bonus depreciation	An additional first-year depreciation deduction available for qualifying property with a recovery period of 20 years or less. Currently 100% under OBBBA (2025) for property both acquired and placed in service after Jan 19, 2025.
§179 — Election to expense	An election to deduct the cost of qualifying tangible personal property in the year placed in service rather than depreciating it. Subject to a federal annual cap and a phaseout above a threshold of qualifying property; some states (notably California and New Jersey) cap their §179 election at \$25,000 vs the \$2.5M federal limit. See §11 State Conformity for the customer's state-specific treatment.
§469 — Passive activity loss (PAL)	Limits the deductibility of losses from passive rental activities against non-passive (active) income. Real-estate-professional status (REPS) is the principal exception; without REPS, accelerated losses may be suspended and carried forward.
§481(a) adjustment	The catch-up depreciation amount that is included in income (or deducted) when an accounting method change is made under Form 3115. Used for PIS years before the current year to claim missed depreciation in the year of the change.
§1245 recapture	On sale, gain attributable to depreciation taken on personal property (5-Yr, 15-Yr) is recaptured at ordinary rates rather than capital-gains rates. Cost segregation accelerates the depreciation that becomes subject to this recapture; the dollar amount recaptured does not exceed accelerated depreciation taken.
§1250 unrecaptured gain	For 27.5-Yr structural property, depreciation recapture on sale is taxed at a maximum 25% rate (vs. 37%+ ordinary). The cost-seg short-life classes do not affect §1250 directly.
ATG — Audit Technique Guide	An IRS internal manual providing examination guidance to revenue agents. Cost segregation ATG (Chapter 4 — Cost Segregation Methodologies, residual method) is the primary procedural authority for residential cost-seg studies.
MACRS — Modified Accelerated Cost Recovery System	The IRS depreciation regime introduced in 1986 (TRA-86). Uses class lives, declining-balance methods (200% / 150% DB), straight-line crossover, and half-year / mid-month conventions.
Mid-month convention	For residential rental property (27.5-yr SL), the property is treated as placed in service at the midpoint of the month of actual placed-in-service. Year-1 depreciation is therefore prorated.
PIS — Placed in service	The date the property is available and ready for its intended use. For residential rental, this is generally the date the unit is habitable and offered for rent — not the date of close, completion, or first tenant occupancy.
Residual method	The cost segregation methodology recommended by ATG Ch. 4 for residential studies: identify and value the personal-property and land-improvement components; the residual is allocated to 27.5-yr structural. Used in this workshop.
SL • DB • 200% • 150%	Depreciation methods. SL = straight-line (equal annual amounts). DB = declining balance, applied at 200% (5-Yr) or 150% (15-Yr) of the straight-line rate, with crossover to SL when SL produces a larger deduction.
TD 9636	Treasury Decision 9636 (Sept. 17, 2013) — the Tangible Property Final Regulations governing capital-vs-expense determinations and partial-asset-disposition elections. The nine-systems allocation in §8-E supports both.
SCN — Study Control Number	CostSegLogic's internal identifier for this study. The SCN is included on every page footer; reference it when contacting support.

C FAQ

MOST-ASKED QUESTIONS

Q • Can my CPA file my return without me?

Yes. This workpaper is for your CPA's use; you don't need to do anything with the schedules personally. Forward this PDF along with your other return-preparation materials.

Q • Does this study guarantee my deduction will be allowed?

No. CostSegLogic does not guarantee any tax position. The figures here are computed using a methodology aligned with the IRS Cost Segregation ATG; final allowance depends on accurate inputs, applicable law at the time of filing, and the preparer's exercise of professional judgment.

Q • What's the difference between Standard and CPA-Verified tiers?

CPA-Verified (\$1,199) adds: signed CPA review of the workpaper, audit-defense letter on request, photo log, blueprint cross-reference, and 12-month assumption-correction window. Standard tier is the same engine output without the signed review and extended support.

Q • What if the IRS audits my return?

CostSegLogic will respond within 5 business days with a model-run packet (fingerprint, methodology refs, allocation library version) for your CPA's use. The CPA-Verified tier additionally includes a signed audit-defense letter.

Q • I'm selling the property — what happens to the deductions I took?

The accelerated depreciation on 5-Yr and 15-Yr property is subject to §1245 recapture at ordinary rates on sale. The 27.5-Yr structural is §1250 (max 25% rate). CostSegLogic offers a \$99 recapture-on-sale memo that quantifies this in advance. Reference your SCN.

Q • I made a mistake on my intake — can the study be redone?

Yes. Within 14 days of original delivery, we re-issue the workpaper at no charge for assumption corrections. Reference your SCN. Beyond 14 days, the re-issue is treated as a new study.

Q • Can this be used for a property placed in service in a prior year?

Yes. For prior-year PIS, your CPA files Form 3115 with §481(a) catch-up adjustment (DCN 7) on the current-year return. No amended returns are required.

Q • My CPA says they'd prefer a different methodology. What should I do?

Forward this workpaper to your CPA and ask which lines they would like reconsidered. We accommodate methodology preferences (e.g., excluding §179, electing out of bonus) within 14 days at no charge. Reference your SCN.



CostSegLogic

EMAIL

support@costseglogic.com

PHONE

(800)
555-0142

WEB

costseglogic.com

REFERENCE

SCN SCN-
SAMPLE-
305-EP-
PAID