



LEADING THE WAY

MAXIMIZING CASH FLOW

## PROJECT PROFILE: Medical Offices

# TAXES SAVED: \$254,638



### **Property Overview:**

The medical office building was purchased in July 2008 for a total cost of \$2,860,000 (excluding land value of \$340,000). The building occupies 1.35 acres with the total interior space of approximately 10,237 square feet.

### **Engineering Process:**

The project engineer examined all design and construction documents, contractor payment requisitions and other related data to determine the cost basis for every component in the building. Next, the project engineer conducted an on-site study to identify, measure, quantify and photograph all assets eligible for accelerated depreciation.

### **Results:**

The study resulted in \$1,065,505 or nearly 37.3% of the assets being moved to a shorter depreciable life. As a result, the property owner saved \$45,932 in taxes for the 2008 tax year and \$254,638 net present value\* over the next 10 years.

\*represents the 10 year net present value savings (NPV) using a 6% discount rate

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