



# Find, Capture and Stack Incentives!

**Purchase Price of Building \$1,000,000**  
**Est. Cost of Improvements \$10,000,000**  
**Cost Segregation Study (Pre-Construction value \$285,000)**  
**\$3,150,000 in immediate tax deductions in Post-Construction Cost Segregation Study.**

## Eligible Tax Credits

|   |                                  |
|---|----------------------------------|
| <b>Historic Tax Credits -Federal</b><br><small>20% of qualified rehabilitation expenses over the cost basis of the building</small> | \$1,800,000                      |
| <b>Historic Tax Credits -State/Local</b><br><small>20% or limited to 2000,000 varies by state</small>                               | \$2,000,000                      |
| <b>New Market Tax Credits</b><br><small>New Market Tax Credits Are Based on Employment Factors</small>                              | \$ 500,000                       |
| <b>Brownfield Grant</b>   | \$ 480,000                       |
| <b>Loss Development Rights</b>  | \$ 380,000                       |
| <b>Solar Tax Credits</b>  | \$ 250,000                       |
| <b>Facade Easements</b>   | \$ 520,000                       |
| <b>Cell Tower Income</b>  | \$ 500,000                       |
| <b>Property Tax Abatement</b>   | \$1,200,000                      |
| <b>TIFFS</b>  | \$ 480,000                       |
| <b>Energy-Efficient Tax Credits</b>   | \$ 112,000                       |
| <b>Design Tax Credits</b>   | \$ 84,000                        |
| <b>Additional S.A.L.T. Credits</b><br><small>Other State and Local Incentives</small>   | <i>Negotiable State by State</i> |
| <b>Total</b>  | <b>\$ 8,591,000</b>              |