

## Tax Benefits & Depreciation Strategies

**Bonus Depreciation:** Car wash properties, like the one at 2131 N Perris Blvd, may qualify for 100% bonus depreciation, enabling owners to write off nearly the entire cost of the property (excluding land value) in the first year. [The Real Estate CPA](#)

**Cost Segregation:** By conducting a cost segregation study, owners can identify specific assets within the property that qualify for shorter depreciation periods (5, 7, or 15 years), leading to larger deductions in the early years and substantial tax savings. [Engineered Tax Services+Inorthmarq.com+1](#)

**Section 179 Deduction:** Under Section 179, businesses can deduct the full purchase price of qualifying equipment and/or software purchased or financed during the tax year, up to a certain limit. [IRS](#)

*These strategies can significantly reduce taxable income in the initial years of ownership, enhancing cash flow and overall return on investment.*

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the 5-year value projection at a **3% annual appreciation rate** is:

### 5-Year Property Value Projection (3% CAGR)

Year	Projected Value
2025	\$3,500,000 (Current)
2026	\$3,605,000
2027	\$3,713,150
2028	\$3,824,544
2029	\$3,939,281
2030	\$4,057,459

**Total Estimated Appreciation Over 5 Years: \$557,459**

*Note: These projections are based on current market trends and assume consistent annual appreciation. Actual future values may vary based on market conditions and property performance.*

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## **Combined 5-Year Financial Overview**

<b>Category</b>	<b>Estimated Value Over 5 Years</b>
<b>Bonus Depreciation</b>	Up to \$2,488,800 in Year 1
<b>Appreciation</b>	~\$404,540
<b>Total Estimated Benefit</b>	~\$2,893,340

*These estimates exclude potential rental income and principal paydown, which could further enhance returns.*

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## **Conclusion**

2131 N Perris Blvd presents a compelling investment opportunity, offering substantial tax benefits through bonus depreciation and cost segregation, along with steady property value appreciation. The property's strong fundamentals, including full occupancy and below-market rental rates with annual increases, further enhance its attractiveness to investors seeking both immediate tax advantages and long-term growth.