


In addition, this property is an excellent candidate for a Cost Segregation study to capture all Bonus Depreciation benefits allowed under OBBBA. We are projecting a first year depreciation benefit in excess of \$1.25 million. Depending on the buyer's tax bracket, that deduction benefit could reduce their 2026 overall tax liability by as much as \$450,000!

Cost Segregation

4234 Highway 1, Valkaria, FL 32949



	Benefits of a Cost Segregation Study	Without Cost Segregation
2026	\$ 1,274,044	\$ 24,444
2027	\$ 12,636	\$ 45,129
2028	\$ 12,636	\$ 45,128
2029	\$ 12,636	\$ 45,128
2030	\$ 12,636	\$ 45,128
	5 Years with ETS Cost Seg	Without Cost Seg
	\$ 1,324,588	\$ 204,957

***This is a high level estimate of depreciation and is for demonstration purposes only.

Purchase: \$2,200,000.00 | Basis: \$1,760,000.00 | Land: \$440,000.00 | Bonus: 100%
 PIS Date: 6/15/2026 | Asset Life: 39 Year | Bldg Type: Self Storage



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