

[Date]

[Client Name]
[Client Company]
[Client Address]
[City, State, Zip]

RE: Preliminary Cost Segregation Feasibility Analysis for [Property Name/Address]

Dear [Client Contact Name],

We have completed a preliminary feasibility analysis regarding the potential tax benefits of performing a Cost Segregation Study on the property located at [Property Address]. Based on the information provided, the following is a summary of our initial findings:

Property Overview:

- **Property Type:** [e.g., Commercial Office / Multi-family / Industrial]
- **Acquisition/Construction Date:** [Date]
- **Estimated Depreciable Basis:** \$[Amount]

Preliminary Estimated Results:

- **Estimated Reallocation to 5-Year Property:** \$[Amount]
- **Estimated Reallocation to 15-Year Property:** \$[Amount]
- **Total Estimated Accelerated Depreciation:** \$[Amount]
- **Estimated First-Year Tax Savings:** \$[Amount] (Based on a [Percentage]% tax rate)
- **Estimated Net Present Value (NPV) of Benefit:** \$[Amount]

Conclusion:

Our analysis indicates that a full Cost Segregation Study would be highly beneficial for this asset. By accelerating the depreciation of certain components, you can significantly increase your immediate cash flow through reduced federal income tax liabilities.

Proposed Professional Fee:

The fee to perform a certified, engineer-based Cost Segregation Study for this property is \$[Fee Amount].

If you would like to proceed with the full study or have any questions regarding these estimates, please contact us at [Phone Number] or [Email].

Sincerely,

[Your Name]
[Your Title]
[Your Company]