



COST SEGREGATION STUDY

DOCTOR'S OFFICE

Building Features:

- X-ray room
- Break Room
- Communications
- Computer Services
- Examination Rooms
- Reception area
- Reception Counters
- Common Bathrooms
- Doctor's Office
- Mechanical /Maintenance Room
- Patient Rooms
- Records Storage Room
- Administrative Office
- Storage
- Vehicle Parking

The ABC Doctor's Office completed the acquisition and improvements in late 2019 on 1234 Wisconsin Avenue in Madison, WI. The building is approximately 2,570 square feet.

The walls of this doctor's office consist of Dryvit (stucco) siding with metal frames and insulated glass windows with little ornamentation trim. The interior finish consists of drywall, ceramic floors, vinyl composite trim, wood, and carpeting.

Land improvements for the site include concrete paving, curbing, sidewalks, site signage, underground utilities, parking lot lighting, and general landscaping.



The service systems include copper, steel, PVC, and ductile sanitary and waste piping systems, as well as year-round heating and ventilation and air conditioning. Electrical systems include power distribution equipment, fluorescent and incandescent lighting fixtures, receptacles, switches, conduit, and wire.

PURCHASE PRICE: \$595,000

CARES ACT BENEFITS

Year	Additional Depreciation	Expected Tax Benefits
2019	\$ 829,425	\$ 331,770

Carry Back Year	Additional Depreciation	Expected Tax Benefits
2018	\$ 174,900	\$ 69,960

Tax Year	Total Depreciation	Total Expected Tax Benefits
2020	\$ 1,004,325	\$ 401,730



Call: (608) 403-7008

**383 East Montello Street
Montello, WI 53949**