INVESTOR TAX STRATEGY & DEPRECIATION SUMMARY

14130 E. Cabana St — North Padre Island, TX

Turnkey Waterfront 9-Unit Multifamily Asset • Canal-Frontage • Private Pool • Boat Slips

Offering Price	Depreciable Basis (80%)	In-Place Collections	Accelerated Site Asset Share
$2,475,000	$1,980,000	$18,000 / mo (100% Leased)	~$534,600 (27%)

COST SEGREGATION ALLOCATION SCHEDULE (ESTIMATED BASIS)

Asset Category	MACRS Recovery	Basis Share	Estimated Value	Tax Advantage Impact
5-Year Personal Property	5-Yr MACRS (200% DB)	12.0%	$237,600	Rapid front-loaded deduction
15-Year Land & Marine	15-Yr MACRS (150% DB)	15.0%	$297,000	Bulk of waterfront site improvements
27.5-Year Real Property	27.5-Yr Straight-Line	73.0%	$1,445,400	Shields ~$52,560/yr operational income
TOTAL DEPRECIABLE BASIS	**Combined Asset**	**100.0%**	**$1,980,000**	**$495k Land Value Excluded (20%)**

Waterfront Marine & Site Infrastructure (~$297,000 Allocation) — 15-YEAR ACCELERATED ASSET CLASS

- Deep-Water Boat Slips & Dock Structures: Private timber boardwalk decking, structural marine stringers, heavy mooring pilings, vessel cleats, and dedicated dockside water/power hookups.
- Private In-Ground Swimming Pool & Equipment: Commercial-grade gunite swimming pool shell, modern sand/cartridge filtration system, automated chlorination pumps, and perimeter handrails.
- Expansive Concrete Sun Deck & Patios: Heavy-duty brushed concrete poolside leisure deck, canal-side observation walkways, and outdoor lounge areas.
- Paved Parking & Exterior Infrastructure: Dedicated asphalt/concrete parking stalls, commercial exterior LED flood/pole lighting, perimeter security fencing, and entry access hardware.

Interior Furnishings, Appliances & Finishes (~$237,600 Allocation) — 5-YEAR ACCELERATED ASSET CLASS

- Kitchen & Laundry Appliance Packages: 9 individual unit packages including 9-piece fresh refrigerators, electric slide-in ranges, built-in microwaves, and dishwashers.
- Hard-Surface Tile Flooring Packages: Authentic rustic Saltillo tile throughout the ground-floor living areas and new, modern wood-look plank tile installed across the entire second floor for durability and low maintenance.
- Brand New Central A/C Systems & Fixtures: Completely brand new central air conditioning and heating condensers/air handlers across the property, modern LED ceiling fans, designer light fixtures, & individual unit electric meters (water on single master commercial line).
- Cabinetry & Solid-Surface Countertops: Modern kitchen cabinetry, bathroom vanities, solid-surface quartz/granite tops, and decorative privacy blinds.

EXECUTIVE TAX SHIELD SUMMARY

By executing a formal engineering-based Cost Segregation Study upon acquisition at $2,475,000, an investor reclassifies approximately $534,600 (27%) into accelerated 5-year and 15-year property classes.

Paired with standard 27.5-year straight-line depreciation ($52,560/yr), this allows an active Real Estate Professional (REPS) or high-bracket 1031 exchange buyer to shield near 100% of the property's $216,000 annual gross revenue from federal income taxation while generating substantial upfront paper tax losses to offset outside ordinary income.

lutchie@seahavensuites.com (361) 239-6664 www.14130cabana.com