



Depreciation Schedules
 Plaza 500
 15,000 Sq. Ft Office Building

Investor Pro
 Hold versus Sell Office Monthly

Existing Investment. Building

Starting Date: Prior to analysis start date
 Depreciation Method: Commercial Property. Straight Line
 Remaining Recovery Period: 32.00 Year(s)
 First Year Convention: Mid-Month
 Last Year Convention: 95.8%
 Book Value or Undepreciated Balance \$ 2,300,451 (on analysis start date)

Period	Book Value	Adjusted Cost Basis	Depreciation	Depreciation Bonus	Undepreciated Balance
Yr. 1 Jan-Yr. 1 Dec	\$ 2,300,451	\$ 2,300,451	\$ 71,795	-	\$ 2,228,656
Yr. 2 Jan-Yr. 2 Dec		2,228,656	71,795		2,156,861
Yr. 3 Jan-Yr. 3 Dec		2,156,861	71,795		2,085,066
Yr. 4 Jan-Yr. 4 Dec		2,085,066	71,795		2,013,271
Yr. 5 Jan-Yr. 5 Dec		2,013,271	71,795		1,941,476
Yr. 6 Jan-Yr. 6 Dec		1,941,476	71,795		1,869,681
Yr. 7 Jan-Yr. 7 Dec		1,869,681	71,795		1,797,886
Yr. 8 Jan-Yr. 8 Dec		1,797,886	71,795		1,726,091
Yr. 9 Jan-Yr. 9 Dec		1,726,091	71,795		1,654,296
Yr. 10 Jan-Yr. 10 Dec		1,654,296	68,779		1,585,517
Total	\$ 2,300,451		\$ 714,934	-	



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Roof Replacement

Starting Date: Year 3 January
 Depreciation Method: Commercial Property, Straight Line
 Recovery Period: 39.0 Year(s)
 First Year Convention: Mid-Month 95.8%
 Last Year Convention: 95.8%
 Amount \$ 200,000

Period	Cost Basis	Adjusted Cost Basis	Depreciation	Depreciation Bonus	Undepreciated Balance
Yr. 3 Jan-Yr. 3 Dec	\$ 200,000	\$ 200,000	\$ 4,913	-	\$ 195,087
Yr. 4 Jan-Yr. 4 Dec		195,087	5,128		189,959
Yr. 5 Jan-Yr. 5 Dec		189,959	5,128		184,831
Yr. 6 Jan-Yr. 6 Dec		184,831	5,128		179,703
Yr. 7 Jan-Yr. 7 Dec		179,703	5,128		174,575
Yr. 8 Jan-Yr. 8 Dec		174,575	5,128		169,447
Yr. 9 Jan-Yr. 9 Dec		169,447	5,128		164,319
Yr. 10 Jan-Yr. 10 Dec		164,319	4,913		159,406
Total	\$ 200,000		\$ 40,594	-	



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Combined Depreciation Schedule

<u>Period</u>	<u>Cost Basis</u>	<u>Adjusted Cost Basis</u>	<u>Depreciation</u>	<u>Undepreciated Balance</u>
Yr. 1 Jan-Yr. 1 Dec	\$ 2,300,451	\$ 2,300,451	\$ 71,795	\$ 2,228,656
Yr. 2 Jan-Yr. 2 Dec	-	2,228,656	71,795	2,156,861
Yr. 3 Jan-Yr. 3 Dec	200,000	2,356,861	76,708	2,280,153
Yr. 4 Jan-Yr. 4 Dec	-	2,280,153	76,923	2,203,230
Yr. 5 Jan-Yr. 5 Dec	-	2,203,230	76,923	2,126,307
Yr. 6 Jan-Yr. 6 Dec	-	2,126,307	76,923	2,049,384
Yr. 7 Jan-Yr. 7 Dec	-	2,049,384	76,923	1,972,461
Yr. 8 Jan-Yr. 8 Dec	-	1,972,461	76,923	1,895,538
Yr. 9 Jan-Yr. 9 Dec	-	1,895,538	76,923	1,818,615
Yr. 10 Jan-Yr. 10 Dec	-	1,818,615	73,692	1,744,923
Total	\$ 2,500,451		\$ 755,528	