



**Replacement Reserve Yearly**  
 Plaza 500  
 15,000 Sq. Ft Office Building

Investor Pro  
 Hold versus Sell Office Monthly

**Maintenance Reserve Accounts**

Opening Balance: \$ 270,000

Interest Rate: 2.500%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Replacement Reserve										
Additions to Mtce Reserves	-	75,000	-	-	-	-	-	-	-	-
Roof Replacement										
Additions to Mtce Reserves	-	-	(200,000)	-	-	-	-	-	-	-
<b>Replacement Reserve Summary</b>										
Balance. Beginning of Year	270,000	276,828	360,725	164,790	168,957	173,229	177,610	182,102	186,707	191,428
Additions to Mtce Reserves	-	75,000	(200,000)	-	-	-	-	-	-	-
Interest	6,828	8,897	4,064	4,167	4,273	4,381	4,491	4,605	4,722	4,841
Recovery										(196,269)
Balance. End of Year	276,828	360,725	164,790	168,957	173,229	177,610	182,102	186,707	191,428	-