

planEASe® Financial Utilities

Provides loan amortization, discounted cash flow analysis, depreciation, and 1031 exchange recap reports. planEASe (obviously) amortizes loans to analyze an investment, but it does not write a loan amortization report. Likewise, while planEASe computes depreciation for as many assets as you want in an analysis, it does not write a separate depreciation report for those assets. These reports are produced by our *Financial Utilities*. The discounted cash flow analysis module produces IRR, NPV, and FMRR Verification Reports showing the actual discounting calculations leading to these measures, both for the cash flows from the planEASe analyses and for cash flows you enter yourself. The exchange recap provides exchange reports for each of the parties individually, as well as a substitute basis report for the exchanger(s).

Cash Flow Analysis

allows you to enter (or import from your planEASe Basic Analysis with the *File/Import* menu option) a cash flow stream together with the dates of receipt or disbursement, and display/report the discounting process used to compute the IRR, FMRR, NPV and/or the AoW resulting from those cash flows. Cash flows you enter or import may be saved and opened in later sessions.

Interest Rate Comparisons

allows you to compare interest rates quoted on different bases.

Loan Planner

is useful for analyzing loans with a single payment and interest rate. It displays/prints a table showing amortizing payments for a range of loan amounts and interest rates and/or an amortization schedule for the chosen loan. When you request this function, you may fill in the loan values you want in the data entry boxes in the left side of the screen. As you do so, the loan amounts, interest rates, and payments shown in the table are updated to reflect the values you enter.

Loan Amortization

is useful for analyzing loans with variable payments and/or interest rates. It allows you to enter the terms for a loan with variable monthly payments and/or interest rates, and display/print amortization schedules for the loan. After you have entered the loan terms, you may review the results for any or all years on the screen without spending the time to print reports. You also may save loan terms on disk for easy recall and adjustment of the loan terms.

Asset Depreciation

allows you to generate/print asset depreciation schedules. When you have entered the information about an asset, you have the choice of saving that information on disk. If you save it, you can recall it at any time in the future, change anything you want, and put the depreciation amounts on the screen for easy transfer to your tax return or tax plan.

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Exchange Recap

allows you to enter and balance a 1031 Exchange transaction on either a 2 party (Exchanger - Exchanger) or a 3 party (Exchanger - Buyer - Seller) basis. You may print the Recap Form, a Recap Report for each of the parties, and a Basis Adjustment Report for the Exchanger(s). You may save exchanges on disk, and open them for re-processing at a later time. Exchanges involving more parties are processed as multiple instances of 2 and/or 3 party exchanges.

All planEASe reports and graphs may be directed to the Windows Clipboard and pasted into your favorite Windows word processor and/or spreadsheet for further processing. Almost all reports and graphs are completely editable, and you may add commentary to any or all as you wish. All print in full color (user definable) on color printers. The Page Styles feature allows you to define and save your favorite fonts, colors, and other page definitions for easy one-click style changes. Requires planEASe/Windows.

IRR Verification Report

Redondo Professional Building

These cash flows and dates are those on which the Rate of Return After Tax in the planEASe analysis of the Redondo Professional Building are based.

In its Annual Mode, planEASe Software assumes that operating cash flows occur during the year, and therefore plans them to occur in the middle of each year (July 1st) as an approximation of reality (mid-year convention). Calculators and Spreadsheets typically schedule these cash flows at the end of the year (year-end convention). Since the operating cash flows do actually occur during the year, the mid-year convention is more accurate.

The Internal Rate of Return (IRR) is defined as the Present Value Discount Rate which makes the Net Present Value of the Cash Flows involved equal to zero. The Net Present Value of (\$2.96) shown below demonstrates that the Net Present Value of these Cash Flows is very close to zero when discounted at 10.8526% and, in turn, the IRR of the Cash Flows is very close to 10.8526%.

Date	Years	Cash Flow	Present Value Discount Factor	Present Value at 10.8526%
1 Jan 2001	0.00	(\$1,100,000.00)	1.0000000	(\$1,100,000.00)
1 Jul 2001	0.50	56,103.00	0.9497890	53,286.01
1 Jul 2002	1.49	46,661.00	0.8576872	40,020.54
1 Jul 2003	2.49	75,909.00	0.7737189	58,732.23
1 Jul 2004	3.50	61,107.00	0.6972524	42,607.00
1 Jul 2005	4.50	86,252.00	0.6289909	54,251.72
1 Jul 2006	5.49	86,791.00	0.5679971	49,297.03
1 Jul 2007	6.49	99,186.00	0.5123897	50,821.89
1 Jul 2008	7.50	106,540.00	0.4617504	49,194.88
1 Jul 2009	8.50	119,802.00	0.4165446	49,902.88
1 Jul 2010	9.49	126,227.00	0.3761519	47,480.53
31 Dec 2010	10.00	1,693,492.00	0.3568971	604,402.33
TOTALS		\$1,458,070.00		(\$2.96)

Net Present Value Report

Redondo Professional Building

These cash flows and dates are those on which the Rate of Return After Tax in the planEASe analysis of the Redondo Professional Building are based.

In its Annual Mode, planEASe Software assumes that operating cash flows occur during the year, and therefore plans them to occur in the middle of each year (July 1st) as an approximation of reality (mid-year convention). Calculators and Spreadsheets typically schedule these cash flows at the end of the year (year-end convention). Since the operating cash flows do actually occur during the year, the mid-year convention is more accurate.

The Net Present Value (NPV) of the Cash Flows shown in the table below, when discounted at 10.0000% to 1 Jan 2001 is \$68,076.04. One interpretation of this NPV is that you can afford to pay an additional \$68,076.04 on 1 Jan 2001 for the right to receive the cash flows shown, and still receive a 10.0000% Internal Rate of Return on your total investment

Date	Years	Cash Flow	Present Value Discount Factor	Present Value at 10.0000%
1 Jan 2001	0.00	(\$1,100,000.00)	1.0000000	(\$1,100,000.00)
1 Jul 2001	0.50	56,103.00	0.9534626	53,492.11
1 Jul 2002	1.49	46,661.00	0.8676107	40,483.58
1 Jul 2003	2.49	75,909.00	0.7887370	59,872.24
1 Jul 2004	3.50	61,107.00	0.7163506	43,774.03
1 Jul 2005	4.50	86,252.00	0.6512278	56,169.70
1 Jul 2006	5.49	86,791.00	0.5925898	51,431.46
1 Jul 2007	6.49	99,186.00	0.5387180	53,433.28
1 Jul 2008	7.50	106,540.00	0.4892771	52,127.58
1 Jul 2009	8.50	119,802.00	0.4447973	53,287.61
1 Jul 2010	9.49	126,227.00	0.4047468	51,089.97
31 Dec 2010	10.00	1,693,492.00	0.3855433	652,914.48
TOTALS		\$1,458,070.00		\$68,076.04

IRR Verification Report

These cash flows and dates are those on which the Rate of Return Before Debt in the planEASe analysis of , Los Amigos Apartments, and Sample Shopping Center are based.

In its Annual Mode, planEASe Software assumes that operating cash flows occur during the year, and therefore plans them to occur in the middle of each year (July 1st) as an approximation of reality (mid-year convention). Calculators and Spreadsheets typically schedule these cash flows at the end of the year (year-end convention). Since the operating cash flows do actually occur during the year, the mid-year convention is more accurate.

The Internal Rate of Return (IRR) is defined as the Present Value Discount Rate which makes the Net Present Value of the Cash Flows involved equal to zero. The Net Present Value of (\$27.99) shown below demonstrates that the Net Present Value of these Cash Flows is very close to zero when discounted at 11.4247% and, in turn, the IRR of the Cash Flows is very close to 11.4247%.

Date	Years	Cash Flow	Present Value Discount Factor	Present Value at 11.4247%
1 Jan 2001	0.00	(\$1,565,500.00)	1.0000000	(\$1,565,500.00)
1 Jan 2001	0.00	(4,040,000.00)	1.0000000	(4,040,000.00)
1 Apr 2001	0.25	(2,020,000.00)	0.9733178	(1,966,101.96)
1 Jul 2001	0.50	134,911.00	0.9473475	127,807.60
1 Jul 2001	0.50	317,496.00	0.9473475	300,779.06
15 Aug 2001	0.62	118,687.00	0.9351291	110,987.67
1 Jul 2002	1.49	142,119.00	0.8511338	120,962.28
1 Jul 2002	1.49	320,409.00	0.8511338	272,710.91
1 Jul 2002	1.49	165,846.00	0.8511338	141,157.13
1 Jul 2003	2.49	149,691.00	0.7638648	114,343.68
1 Jul 2003	2.49	364,193.00	0.7638648	278,194.20
1 Jul 2003	2.49	174,315.00	0.7638648	133,153.09
1 Jul 2004	3.50	157,646.00	0.6848025	107,956.37
1 Jul 2004	3.50	364,563.00	0.6848025	249,653.65
1 Jul 2004	3.50	173,322.00	0.6848025	118,691.34
1 Jul 2005	4.50	166,003.00	0.6145879	102,023.43
1 Jul 2005	4.50	405,241.00	0.6145879	249,056.21
1 Jul 2005	4.50	193,321.00	0.6145879	118,812.75
1 Jul 2006	5.49	174,781.00	0.5521696	96,508.75
1 Jul 2006	5.49	418,383.00	0.5521696	231,018.37
1 Jul 2006	5.49	202,399.00	0.5521696	111,758.57
1 Jul 2007	6.49	184,002.00	0.4955542	91,182.96
1 Jul 2007	6.49	440,767.00	0.4955542	218,423.93
1 Jul 2007	6.49	193,306.00	0.4955542	95,793.60
1 Jul 2008	7.50	193,686.00	0.4442629	86,047.49
1 Jul 2008	7.50	455,001.00	0.4442629	202,140.04
1 Jul 2008	7.50	241,632.00	0.4442629	107,348.12
15 Feb 2009	8.12	62,689.00	0.4154431	26,043.71
1 Apr 2009	8.25	2,344,362.00	0.4096415	960,348.08
1 Jul 2009	8.50	203,857.00	0.3987114	81,280.11
1 Jul 2009	8.50	479,232.00	0.3987114	191,075.27

IRR Verification Report

Date	Years	Cash Flow	Present Value Discount Factor	Present Value at 11.4247%
1 Jul 2010	9.49	214,539.00	0.3582178	76,851.69
1 Jul 2010	9.49	494,648.00	0.3582178	177,191.71
31 Dec 2010	10.00	1,995,213.00	0.3389898	676,356.91
31 Dec 2010	10.00	4,707,856.00	0.3389898	1,595,915.29
TOTALS		\$8,728,616.00		(\$27.99)

Net Present Value Report

These cash flows and dates are those on which the Rate of Return Before Debt in the planEASe analysis of , Los Amigos Apartments, and Sample Shopping Center are based.

In its Annual Mode, planEASe Software assumes that operating cash flows occur during the year, and therefore plans them to occur in the middle of each year (July 1st) as an approximation of reality (mid-year convention). Calculators and Spreadsheets typically schedule these cash flows at the end of the year (year-end convention). Since the operating cash flows do actually occur during the year, the mid-year convention is more accurate.

The Net Present Value (NPV) of the Cash Flows shown in the table below, when discounted at 10.0000% to 1 Jan 2001 is \$669,225.30. One interpretation of this NPV is that you can afford to pay an additional \$669,225.30 on 1 Jan 2001 for the right to receive the cash flows shown, and still receive a 10.0000% Internal Rate of Return on your total investment

Date	Years	Cash Flow	Present Value Discount Factor	Present Value at 12.0000%
1 Jan 2001	0.00	(\$1,565,500.00)	1.0000000	(\$1,565,500.00)
1 Jan 2001	0.00	(4,040,000.00)	1.0000000	(4,040,000.00)
1 Apr 2001	0.25	(2,020,000.00)	0.9720654	(1,963,572.15)
1 Jul 2001	0.50	134,911.00	0.9449112	127,478.91
1 Jul 2001	0.50	317,496.00	0.9449112	300,005.52
15 Aug 2001	0.62	118,687.00	0.9321479	110,633.84
1 Jul 2002	1.49	142,119.00	0.8446274	120,037.60
1 Jul 2002	1.49	320,409.00	0.8446274	270,626.21
1 Jul 2002	1.49	165,846.00	0.8446274	140,078.07
1 Jul 2003	2.49	149,691.00	0.7541316	112,886.71
1 Jul 2003	2.49	364,193.00	0.7541316	274,649.44
1 Jul 2003	2.49	174,315.00	0.7541316	131,456.45
1 Jul 2004	3.50	157,646.00	0.6725691	106,027.83
1 Jul 2004	3.50	364,563.00	0.6725691	245,193.81
1 Jul 2004	3.50	173,322.00	0.6725691	116,571.02
1 Jul 2005	4.50	166,003.00	0.6005081	99,686.15
1 Jul 2005	4.50	405,241.00	0.6005081	243,350.52
1 Jul 2005	4.50	193,321.00	0.6005081	116,090.83
1 Jul 2006	5.49	174,781.00	0.5367760	93,818.24
1 Jul 2006	5.49	418,383.00	0.5367760	224,577.94
1 Jul 2006	5.49	202,399.00	0.5367760	108,642.92
1 Jul 2007	6.49	184,002.00	0.4792642	88,185.58
1 Jul 2007	6.49	440,767.00	0.4792642	211,243.86
1 Jul 2007	6.49	193,306.00	0.4792642	92,644.65
1 Jul 2008	7.50	193,686.00	0.4274298	82,787.17
1 Jul 2008	7.50	455,001.00	0.4274298	194,481.00
1 Jul 2008	7.50	241,632.00	0.4274298	103,280.73
15 Feb 2009	8.12	62,689.00	0.3984278	24,977.04
1 Apr 2009	8.25	2,344,362.00	0.3926009	920,398.68
1 Jul 2009	8.50	203,857.00	0.3816338	77,798.72
1 Jul 2009	8.50	479,232.00	0.3816338	182,891.12

Net Present Value Report

Date	Years	Cash Flow	Present Value Discount Factor	Present Value at 12.0000%
1 Jul 2010	9.49	214,539.00	0.3411308	73,185.87
1 Jul 2010	9.49	494,648.00	0.3411308	168,739.68
31 Dec 2010	10.00	1,995,213.00	0.3219732	642,405.19
31 Dec 2010	10.00	4,707,856.00	0.3219732	1,515,803.63
TOTALS		\$8,728,616.00		(\$248,437.22)

Interest Rate Comparisons

A Nominal Interest Rate of 10.0000%, when compounded as described below, is equivalent to the Effective Annual Rates shown below.

Annually	10.0000%
Semi-Annually	10.2500%
Quarterly	10.3813%
Monthly	10.4713%
Weekly	10.5065%
Daily	10.5156%
Continuously	10.5171%

The Nominal Interest Rates which result in an Effective Annual Rate of 10.0000% are:

10.0000%	Compounded Annually
9.7618%	Compounded Semi-Annually
9.6455%	Compounded Quarterly
9.5690%	Compounded Monthly
9.5398%	Compounded Weekly
9.5323%	Compounded Daily
9.5310%	Compounded Continuously

Loan Payment Table

The table below shows the Monthly Payment necessary to fully amortize the Loan Amounts shown at the top of each column at the Interest Rates shown to the left of each row for a loan requiring 360 payments over a loan term of 30 Years.

% \$	\$980,000	\$990,000	\$1,000,000	\$1,010,000	\$1,020,000
9.000%	\$7,885.31	\$7,965.77	\$8,046.23	\$8,126.69	\$8,207.16
9.125%	\$7,973.61	\$8,054.97	\$8,136.33	\$8,217.70	\$8,299.06
9.250%	\$8,062.22	\$8,144.49	\$8,226.76	\$8,309.03	\$8,391.29
9.375%	\$8,151.15	\$8,234.32	\$8,317.50	\$8,400.67	\$8,483.85
9.500%	\$8,240.38	\$8,324.46	\$8,408.55	\$8,492.63	\$8,576.72
9.625%	\$8,329.90	\$8,414.90	\$8,499.90	\$8,584.90	\$8,669.90
9.750%	\$8,419.72	\$8,505.63	\$8,591.55	\$8,677.46	\$8,763.38
9.875%	\$8,509.82	\$8,596.66	\$8,683.49	\$8,770.33	\$8,857.16
10.000%	\$8,600.21	\$8,687.96	\$8,775.72	\$8,863.48	\$8,951.24
10.125%	\$8,690.87	\$8,779.55	\$8,868.23	\$8,956.91	\$9,045.60
10.250%	\$8,781.80	\$8,871.41	\$8,961.02	\$9,050.63	\$9,140.24
10.375%	\$8,872.99	\$8,963.53	\$9,054.08	\$9,144.62	\$9,235.16
10.500%	\$8,964.45	\$9,055.92	\$9,147.40	\$9,238.87	\$9,330.35
10.625%	\$9,056.16	\$9,148.57	\$9,240.98	\$9,333.39	\$9,425.80
10.750%	\$9,148.12	\$9,241.47	\$9,334.82	\$9,428.17	\$9,521.51
10.875%	\$9,240.33	\$9,334.62	\$9,428.91	\$9,523.20	\$9,617.48
11.000%	\$9,332.77	\$9,428.01	\$9,523.24	\$9,618.47	\$9,713.70

Annual Amortization Report

Sample Loan

This is a sample loan to demonstrate the loan amortization capabilities of the planEASe Financial Utilities.

This report shows the annual amortization amounts for a loan of \$100,000.00 drawn down on 1 July 1988 with payments and interest rates as shown in the table below.

Months	Rate	Payment
12	12.0000	\$900.00
12	13.0000	\$1,000.00
218	14.0000	\$1,300.00

Year	Total Payment	To Interest	To Principal	Balance Remaining	Cumulative Interest
1988	\$4,500.00	\$5,010.10	(\$510.10)	\$100,510.10	\$5,010.10
1989	11,300.00	12,554.14	(1,254.14)	101,764.24	17,564.24
1990	13,500.00	13,708.05	(208.05)	101,972.29	31,272.29
1991	15,600.00	14,187.80	1,412.20	100,560.09	45,460.09
1992	15,600.00	13,976.89	1,623.11	98,936.98	59,436.98
1993	15,600.00	13,734.45	1,865.55	97,071.43	73,171.43
1994	15,600.00	13,455.89	2,144.11	94,927.32	86,627.32
1995	15,600.00	13,135.68	2,464.32	92,463.00	99,763.00
1996	15,600.00	12,767.64	2,832.36	89,630.64	112,530.64
1997	15,600.00	12,344.64	3,255.36	86,375.28	124,875.28
1998	15,600.00	11,858.48	3,741.52	82,633.76	136,733.76
1999	15,600.00	11,299.73	4,300.27	78,333.49	148,033.49
2000	15,600.00	10,657.51	4,942.49	73,391.00	158,691.00
2001	15,600.00	9,919.38	5,680.62	67,710.38	168,610.38
2002	15,600.00	9,071.01	6,528.99	61,181.39	177,681.39
2003	15,600.00	8,095.97	7,504.03	53,677.36	185,777.36
2004	15,600.00	6,975.34	8,624.66	45,052.70	192,752.70
2005	15,600.00	5,687.29	9,912.71	35,139.99	198,439.99
2006	15,600.00	4,206.90	11,393.10	23,746.89	202,646.89
2007	15,600.00	2,505.45	13,094.55	10,652.34	205,152.34
2008	11,263.35	611.01	10,652.34	0.00	205,763.35
Totals	\$305,763.35	\$205,763.35	\$100,000.00		

Monthly Amortization Report

Sample Loan

This is a sample loan to demonstrate the loan amortization capabilities of the planEASe Financial Utilities.

This report shows the monthly amortization amounts for a loan of \$100,000.00 drawn down on 1 July 1988 with payments and interest rates as shown in the table below.

Months	Rate	Payment
12	12.0000	\$900.00
12	13.0000	\$1,000.00
218	14.0000	\$1,300.00

Pmt No	Date	Interest Rate	Payment Amount	To Interest	To Principal	Balance Remaining	Cumulative Interest
1	Aug 88	12.0000%	900.00	1,000.00	(100.00)	100,100.00	1,000.00
2	Sep 88	12.0000%	900.00	1,001.00	(101.00)	100,201.00	2,001.00
3	Oct 88	12.0000%	900.00	1,002.01	(102.01)	100,303.01	3,003.01
4	Nov 88	12.0000%	900.00	1,003.03	(103.03)	100,406.04	4,006.04
5	Dec 88	12.0000%	900.00	1,004.06	(104.06)	100,510.10	5,010.10
		Totals	\$4,500.00	\$5,010.10	(\$510.10)		
6	Jan 89	12.0000%	900.00	1,005.10	(105.10)	100,615.20	1,005.10
7	Feb 89	12.0000%	900.00	1,006.15	(106.15)	100,721.35	2,011.25
8	Mar 89	12.0000%	900.00	1,007.21	(107.21)	100,828.56	3,018.46
9	Apr 89	12.0000%	900.00	1,008.29	(108.29)	100,936.85	4,026.75
10	May 89	12.0000%	900.00	1,009.37	(109.37)	101,046.22	5,036.12
11	Jun 89	12.0000%	900.00	1,010.46	(110.46)	101,156.68	6,046.58
12	Jul 89	12.0000%	900.00	1,011.57	(111.57)	101,268.25	7,058.15
13	Aug 89	13.0000%	1,000.00	1,097.07	(97.07)	101,365.32	8,155.22
14	Sep 89	13.0000%	1,000.00	1,098.12	(98.12)	101,463.44	9,253.34
15	Oct 89	13.0000%	1,000.00	1,099.19	(99.19)	101,562.63	10,352.53
16	Nov 89	13.0000%	1,000.00	1,100.26	(100.26)	101,662.89	11,452.79
17	Dec 89	13.0000%	1,000.00	1,101.35	(101.35)	101,764.24	12,554.14
		Totals	\$11,300.00	\$12,554.14	(\$1,254.14)		
18	Jan 90	13.0000%	1,000.00	1,102.45	(102.45)	101,866.69	1,102.45
19	Feb 90	13.0000%	1,000.00	1,103.56	(103.56)	101,970.25	2,206.01
20	Mar 90	13.0000%	1,000.00	1,104.68	(104.68)	102,074.93	3,310.69
21	Apr 90	13.0000%	1,000.00	1,105.81	(105.81)	102,180.74	4,416.50
22	May 90	13.0000%	1,000.00	1,106.96	(106.96)	102,287.70	5,523.46
23	Jun 90	13.0000%	1,000.00	1,108.12	(108.12)	102,395.82	6,631.58
24	Jul 90	13.0000%	1,000.00	1,109.29	(109.29)	102,505.11	7,740.87
25	Aug 90	14.0000%	1,300.00	1,195.89	104.11	102,401.00	8,936.76
26	Sep 90	14.0000%	1,300.00	1,194.68	105.32	102,295.68	10,131.44
27	Oct 90	14.0000%	1,300.00	1,193.45	106.55	102,189.13	11,324.89
28	Nov 90	14.0000%	1,300.00	1,192.21	107.79	102,081.34	12,517.10
29	Dec 90	14.0000%	1,300.00	1,190.95	109.05	101,972.29	13,708.05
		Totals	\$13,500.00	\$13,708.05	(\$208.05)		

Monthly Amortization Report

Sample Loan

Pmt No	Date	Interest Rate	Payment Amount	To Interest	To Principal	Balance Remaining	Cumulative Interest
30	Jan 91	14.0000%	1,300.00	1,189.68	110.32	101,861.97	1,189.68
31	Feb 91	14.0000%	1,300.00	1,188.39	111.61	101,750.36	2,378.07
32	Mar 91	14.0000%	1,300.00	1,187.09	112.91	101,637.45	3,565.16
33	Apr 91	14.0000%	1,300.00	1,185.77	114.23	101,523.22	4,750.93
34	May 91	14.0000%	1,300.00	1,184.44	115.56	101,407.66	5,935.37
35	Jun 91	14.0000%	1,300.00	1,183.09	116.91	101,290.75	7,118.46
36	Jul 91	14.0000%	1,300.00	1,181.73	118.27	101,172.48	8,300.19
37	Aug 91	14.0000%	1,300.00	1,180.35	119.65	101,052.83	9,480.54
38	Sep 91	14.0000%	1,300.00	1,178.95	121.05	100,931.78	10,659.49
39	Oct 91	14.0000%	1,300.00	1,177.54	122.46	100,809.32	11,837.03
40	Nov 91	14.0000%	1,300.00	1,176.11	123.89	100,685.43	13,013.14
41	Dec 91	14.0000%	1,300.00	1,174.66	125.34	100,560.09	14,187.80
		Totals	\$15,600.00	\$14,187.80	\$1,412.20		
42	Jan 92	14.0000%	1,300.00	1,173.20	126.80	100,433.29	1,173.20
43	Feb 92	14.0000%	1,300.00	1,171.72	128.28	100,305.01	2,344.92
44	Mar 92	14.0000%	1,300.00	1,170.23	129.77	100,175.24	3,515.15
45	Apr 92	14.0000%	1,300.00	1,168.71	131.29	100,043.95	4,683.86
46	May 92	14.0000%	1,300.00	1,167.18	132.82	99,911.13	5,851.04
47	Jun 92	14.0000%	1,300.00	1,165.63	134.37	99,776.76	7,016.67
48	Jul 92	14.0000%	1,300.00	1,164.06	135.94	99,640.82	8,180.73
49	Aug 92	14.0000%	1,300.00	1,162.48	137.52	99,503.30	9,343.21
50	Sep 92	14.0000%	1,300.00	1,160.87	139.13	99,364.17	10,504.08
51	Oct 92	14.0000%	1,300.00	1,159.25	140.75	99,223.42	11,663.33
52	Nov 92	14.0000%	1,300.00	1,157.61	142.39	99,081.03	12,820.94
53	Dec 92	14.0000%	1,300.00	1,155.95	144.05	98,936.98	13,976.89
		Totals	\$15,600.00	\$13,976.89	\$1,623.11		
54	Jan 93	14.0000%	1,300.00	1,154.26	145.74	98,791.24	1,154.26
55	Feb 93	14.0000%	1,300.00	1,152.56	147.44	98,643.80	2,306.82
56	Mar 93	14.0000%	1,300.00	1,150.84	149.16	98,494.64	3,457.66
57	Apr 93	14.0000%	1,300.00	1,149.10	150.90	98,343.74	4,606.76
58	May 93	14.0000%	1,300.00	1,147.34	152.66	98,191.08	5,754.10
59	Jun 93	14.0000%	1,300.00	1,145.56	154.44	98,036.64	6,899.66
60	Jul 93	14.0000%	1,300.00	1,143.76	156.24	97,880.40	8,043.42
61	Aug 93	14.0000%	1,300.00	1,141.94	158.06	97,722.34	9,185.36
62	Sep 93	14.0000%	1,300.00	1,140.09	159.91	97,562.43	10,325.45
63	Oct 93	14.0000%	1,300.00	1,138.23	161.77	97,400.66	11,463.68
64	Nov 93	14.0000%	1,300.00	1,136.34	163.66	97,237.00	12,600.02
65	Dec 93	14.0000%	1,300.00	1,134.43	165.57	97,071.43	13,734.45
		Totals	\$15,600.00	\$13,734.45	\$1,865.55		

Asset Depreciation Report

Sample Asset

This Sample Asset will allow you to play with the capabilities of the Asset Depreciation function. Use the various controls to choose different depreciation methods and lives, while experimenting with the other controls such as Date in Service and Depr Whole \$ to see their effect on the depreciation amounts shown.

The depreciation amounts shown below are based on a depreciable asset life of 31.5 Years, utilizing the Straight Line method of calculating depreciation. The original depreciable basis for this asset is \$800,000.00, and depreciation is based on the asset being placed into service on 1 January 1993.

Year	Annual Depreciation	Cumulative Depreciation	Remaining Basis	Subject to Recapture
1993	\$24,339	\$24,339	\$775,661	\$0
1994	25,397	49,736	750,264	0
1995	25,397	75,133	724,867	0
1996	25,397	100,530	699,470	0
1997	25,397	125,927	674,073	0
1998	25,397	151,324	648,676	0
1999	25,397	176,721	623,279	0
2000	25,397	202,118	597,882	0
2001	25,397	227,515	572,485	0
2002	25,397	252,912	547,088	0
2003	25,397	278,309	521,691	0
2004	25,397	303,706	496,294	0
2005	25,397	329,103	470,897	0
2006	25,397	354,500	445,500	0
2007	25,397	379,897	420,103	0
2008	25,397	405,294	394,706	0
2009	25,397	430,691	369,309	0
2010	25,397	456,088	343,912	0
2011	25,397	481,485	318,515	0
2012	25,397	506,882	293,118	0
2013	25,397	532,279	267,721	0
2014	25,397	557,676	242,324	0
2015	25,397	583,073	216,927	0
2016	25,397	608,470	191,530	0
2017	25,397	633,867	166,133	0
2018	25,397	659,264	140,736	0
2019	25,397	684,661	115,339	0
2020	25,397	710,058	89,942	0
2021	25,397	735,455	64,545	0
2022	25,397	760,852	39,148	0
2023	25,397	786,249	13,751	0
2024	13,751	800,000	0	0

Exchange Recapitulation Form

	Exchanger 1 Has	Exchanger 1 Gets	Exchanger 2 Has	Exchanger 2 Gets
Party's Name				
Property Name				
Market Value				
Existing Loans				
Equity				
Cash Given				
Cash Taken				
Paper Given				
Paper Taken				
Commission				
Disposition Cost				
Acquisition Cost				
Loan Assumption Cost				
New Loan Points				
Net Equity				
New Loan				
Current Basis				

The data and calculations presented herein, while not guaranteed,
have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Exchange Recapitulation Form

This example demonstrates a straight 2 party exchange with sufficient cash to balance the exchange being contributed by the owner of the Hermosa Condo.

	Exchanger 1 Has	Exchanger 1 Gets	Exchanger 2 Has	Exchanger 2 Gets
Party's Name	Hermosa Owner		Marina Owner	
Property Name	Hermosa Condo		Marina Rental	
Market Value	\$287,500		\$900,000	
Existing Loans	\$50,000		\$525,000	
Equity				
Cash Given	\$100,000		\$0	
Cash Taken				
Paper Given	\$0		\$0	
Paper Taken				
Commission	\$0		\$72,000	
Disposition Cost	\$2,000		\$0	
Acquisition Cost	\$10,000		\$0	
Loan Assumption Cost	\$5,250		\$0	
New Loan Points	\$0		\$0	
Net Equity				
New Loan	\$0		\$0	
Current Basis	\$113,000		\$0	

The data and calculations presented herein, while not guaranteed,
have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Exchange Recapitulation

Hermosa Owner

This example demonstrates a straight 2 party exchange with sufficient cash to balance the exchange being contributed by the owner of the Hermosa Condo.

Hermosa Owner gives into the Exchange:

The Hermosa Condo Property

with a Market Value of	\$287,500
subject to an Existing Loan of	\$50,000
Equity given into the Exchange	\$237,500
plus Cash given into the Exchange	\$100,000
less Disposition Costs paid	\$2,000
less Acquisition Costs paid	\$10,000
less Loan Assumption Costs paid	\$5,250
Net Equity given into the Exchange	\$320,250

Hermosa Owner takes from the Exchange:

The Marina Rental Property

with a Market Value of:	\$900,000
subject to an Existing Loan of	\$525,000
Equity taken from the Exchange	\$375,000
less Paper given to balance the Exchange	\$54,750
Net Equity taken from the Exchange	\$320,250

Exchange Recapitulation

Marina Owner

This example demonstrates a straight 2 party exchange with sufficient cash to balance the exchange being contributed by the owner of the Hermosa Condo.

Marina Owner gives into the Exchange:

The Marina Rental Property

with a Market Value of	\$900,000
subject to an Existing Loan of	\$525,000
Equity given into the Exchange	\$375,000
less Commission paid on Sale	\$72,000
Net Equity given into the Exchange	\$303,000

Marina Owner takes from the Exchange:

The Hermosa Condo Property

with a Market Value of:	\$287,500
subject to an Existing Loan of	\$50,000
Equity taken from the Exchange	\$237,500
plus Cash taken from the Exchange	\$10,750
plus Paper taken to balance the Exchange	\$54,750
Net Equity taken from the Exchange	\$303,000

Exchange Recapitulation

California Exchanger

This sample 3 party Exchange shows the California Exchanger exchanging his California Apartments for the Arizona Apartments with the cooperation of the California Buyer, who obtains a new \$900,000 loan, with the exchanger carrying back \$60,000 on his California property.

California Exchanger gives into the Exchange:

The California Apartments Property

with a Market Value of	\$1,200,000
subject to an Existing Loan of	\$430,000
Equity given into the Exchange	\$770,000
less Commission paid on Sale	\$72,000
less Disposition Costs paid	\$12,000
Net Equity given into the Exchange	\$686,000

California Exchanger takes from the Exchange:

The Arizona Apartments Property

with a Market Value of:	\$2,000,000
subject to a New Loan of	\$1,400,000
Equity taken from the Exchange	\$600,000
plus Cash taken from the Exchange	\$26,000
plus Paper taken to balance the Exchange	\$60,000
Net Equity taken from the Exchange	\$686,000

Sale Recapitulation

Arizona Seller

This sample 3 party Exchange shows the California Exchanger exchanging his California Apartments for the Arizona Apartments with the cooperation of the California Buyer, who obtains a new \$900,000 loan, with the exchanger carrying back \$60,000 on his California property.

Arizona Seller sells:

The Arizona Apartments Property

with a Market Value of	\$2,000,000
subject to an Existing Loan of	\$1,100,000
Equity Sold	\$900,000
less Commission paid on Sale	\$100,000
less Disposition Costs paid	\$20,000
Net Equity Sold	\$780,000

Arizona Seller receives for his Net Equity:

Cash	\$780,000
Net Equity received	\$780,000

Purchase Recapitulation

California Buyer

This sample 3 party Exchange shows the California Exchanger exchanging his California Apartments for the Arizona Apartments with the cooperation of the California Buyer, who obtains a new \$900,000 loan, with the exchanger carrying back \$60,000 on his California property.

California Buyer purchases:

The California Apartments Property

with a Market Value of	\$1,200,000
subject to a New Loan of	\$900,000
Equity purchased	\$300,000

California Buyer paid for this Equity with:

Cash	\$240,000
Paper	\$60,000
Total Consideration paid in:	\$300,000
 Total Paid for Equity	 \$300,000