

Money 101 - Real Estate

11.65 Depreciation Expense for an Investment Property

Purchase Date	7/1/21		full year
Purchase Price	Allocation - subjective	IRS life years	STRAIGHT LINE
	land	20%	\$ 154,397.60
	building	80%	\$ 617,590.40
			<u>\$ 771,988.00</u>
		27.5	\$ 22,457.83

Tax year	Depreciation	Annual Dep	Cumulative Dep.		Book Value Bldg	Book Value Land	TOTAL Book Value = Basis
2021	0.5	\$ 11,228.92	\$ 11,228.92	1.82%	\$ 606,361.48	\$ 96,056.60	\$ 702,418.08
2022	1	\$ 22,457.83	\$ 33,686.75	3.64%	\$ 583,903.65	\$ 96,056.60	\$ 679,960.25
2023	1	\$ 22,457.83	\$ 56,144.58	3.64%	\$ 561,445.82	\$ 96,056.60	\$ 657,502.42
2024	1	\$ 22,457.83	\$ 78,602.41	3.64%	\$ 538,987.99	\$ 96,056.60	\$ 635,044.59
2025	1	\$ 22,457.83	\$ 101,060.25	3.64%	\$ 516,530.15	\$ 96,056.60	\$ 612,586.75
2026	1	\$ 22,457.83	\$ 123,518.08	3.64%	\$ 494,072.32	\$ 96,056.60	\$ 590,128.92
2027	1	\$ 22,457.83	\$ 145,975.91	3.64%	\$ 471,614.49	\$ 96,056.60	\$ 567,671.09
2028	1	\$ 22,457.83	\$ 168,433.75	3.64%	\$ 449,156.65	\$ 96,056.60	\$ 545,213.25
2029	1	\$ 22,457.83	\$ 190,891.58	3.64%	\$ 426,698.82	\$ 96,056.60	\$ 522,755.42
2030	1	\$ 22,457.83	\$ 213,349.41	3.64%	\$ 404,240.99	\$ 96,056.60	\$ 500,297.59
2031	1	\$ 22,457.83	\$ 235,807.24	3.64%	\$ 381,783.16	\$ 96,056.60	\$ 477,839.76
2032	1	\$ 22,457.83	\$ 258,265.08	3.64%	\$ 359,325.32	\$ 96,056.60	\$ 455,381.92
2033	1	\$ 22,457.83	\$ 280,722.91	3.64%	\$ 336,867.49	\$ 96,056.60	\$ 432,924.09
2034	1	\$ 22,457.83	\$ 303,180.74	3.64%	\$ 314,409.66	\$ 96,056.60	\$ 410,466.26
2035	1	\$ 22,457.83	\$ 325,638.57	3.64%	\$ 291,951.83	\$ 96,056.60	\$ 388,008.43
2036	1	\$ 22,457.83	\$ 348,096.41	3.64%	\$ 269,493.99	\$ 96,056.60	\$ 365,550.59
2037	1	\$ 22,457.83	\$ 370,554.24	3.64%	\$ 247,036.16	\$ 96,056.60	\$ 343,092.76
2038	1	\$ 22,457.83	\$ 393,012.07	3.64%	\$ 224,578.33	\$ 96,056.60	\$ 320,634.93
2039	1	\$ 22,457.83	\$ 415,469.91	3.64%	\$ 202,120.49	\$ 96,056.60	\$ 298,177.09
2040	1	\$ 22,457.83	\$ 437,927.74	3.64%	\$ 179,662.66	\$ 96,056.60	\$ 275,719.26
2041	1	\$ 22,457.83	\$ 460,385.57	3.64%	\$ 157,204.83	\$ 96,056.60	\$ 253,261.43
2042	1	\$ 22,457.83	\$ 482,843.40	3.64%	\$ 134,747.00	\$ 96,056.60	\$ 230,803.60
2043	1	\$ 22,457.83	\$ 505,301.24	3.64%	\$ 112,289.16	\$ 96,056.60	\$ 208,345.76
2044	1	\$ 22,457.83	\$ 527,759.07	3.64%	\$ 89,831.33	\$ 96,056.60	\$ 185,887.93
2045	1	\$ 22,457.83	\$ 550,216.90	3.64%	\$ 67,373.50	\$ 96,056.60	\$ 163,430.10
2046	1	\$ 22,457.83	\$ 572,674.73	3.64%	\$ 44,915.67	\$ 96,056.60	\$ 140,972.27
2047	1	\$ 22,457.83	\$ 595,132.57	3.64%	\$ 22,457.83	\$ 96,056.60	\$ 118,514.43
2048	1	\$ 22,457.83	\$ 617,590.40	3.64%	\$ -	\$ 96,056.60	\$ 96,056.60

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