

Residential Property Tax Depreciation Schedule

50 Sample Lane, Brisbane QLD 4000

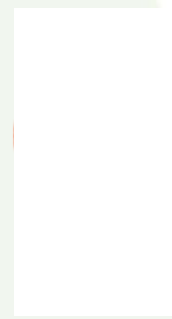


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Residential Property Tax Depreciation Summary

50 Sample Lane, Brisbane QLD 4000

Settlement Date	01.07.2016
Purchase Price	\$435,000.00
100 % Ownership	\$435,000.00
Total Allowances	\$235,000.00

Important Notes

1. **Low value Assets:** Existing Assets that have depreciated below \$1,000 in the Diminishing Value Method have been allocated to the Low Value Pool.

Post Purchase Tax Depreciation Summary

1. **Post Purchase Expenditure:** Please note that the owners have incurred additional expenditure after the property settlement date. As for these assets were purchased after settlement, they have not been included in the original purchase price of the property and are therefore excluded from the above depreciation calculations. A separate post purchase addendum schedule has been produced to incorporate these additional costs.

Total Post purchase Expenditure	\$71,350.00
100% Ownership	\$71,350.00
Total Post purchase Allowances	\$71,350.00

Repairs and Maintenance

Total Allowances	\$350.00
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Depreciation Method

This schedule details the property depreciation deductions that are eligible for Property Investor (100% Ownership) on the property 50 Sample Lane, Brisbane QLD 4000 available from 01/07/2016 based on legislation in the effect on the 01/07/2016.

The calculations used to generate this schedule are derived from formulas provided by the Australian Taxation Office (ATO) and have been prepared by persons deemed suitably qualified by the ATO.

The property's construction cost is based on the actual cost in the relation to the construction of the building, structural improvements and extensions. Where the new owner is unable to determine precisely the construction expenditure associated with the building, an estimate of construction works has been adopted as per ATO guidelines on Capital Works deductions.

All plant listed in this schedule was identified and has been valued as an apportionment of the total capital expenditure analysed. This schedule has been prepared based on the understanding that the exclusive ownership of all items of plant is to Property Investor. If this is not the case, it is the purchaser's responsibility to remove them from this schedule.

The Depreciation rates used in this schedule are taken from those recommended in legislation at the time the property was acquired.

The ATO does not consider land and landscaping as a depreciable asset and therefore does not qualify for depreciation and cannot be claimed.

Both the Diminishing Value and Prime Cost depreciation methods have been offered in this schedule. It is the purchaser's responsibility to discuss each with their financial advisor in order to select the most appropriate method.

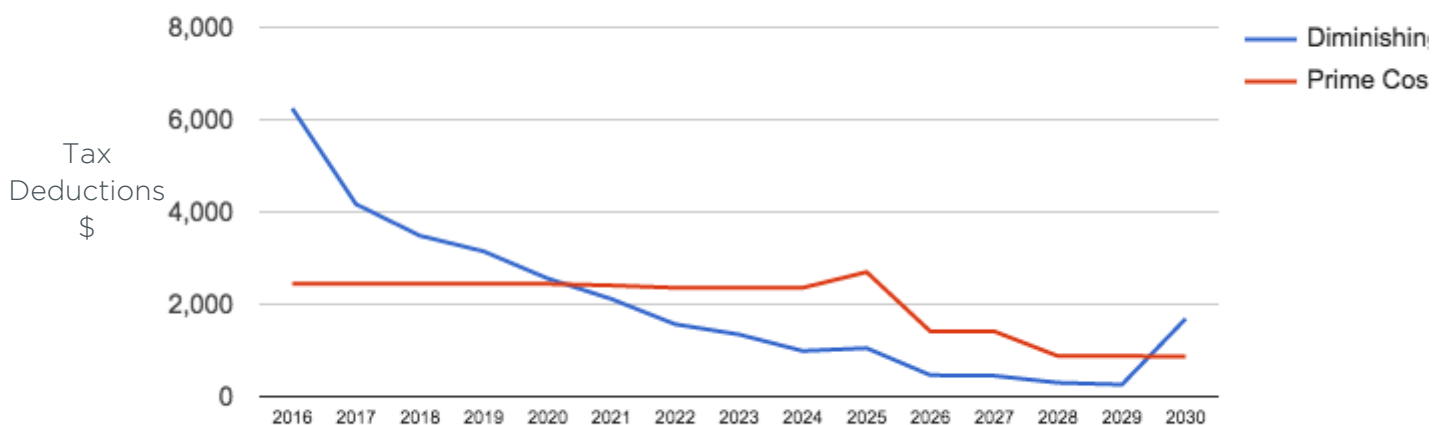
If you hold an asset jointly with others and the cost of your interest in the asset is \$300 or less, you can claim the immediate deduction even though the depreciating asset in which you have an interest costs more than \$300. As per the ATO's Guide to Depreciating Assets 2008.

Immediate Write Off Assets with a cost to the investor equal to or less than \$300 can be written off in the year of purchase at 100%. This is only available if the asset or item is not part of a set.

Low Value Pooling Assets with a cost of less than \$1000 can be written off at a rate of 18.75% in the first year, irrelevant of the days owned, and 37.5% in the subsequent years. Low Value Pooling is only applicable to the Diminishing value method of depreciation.

This schedule was prepared for the exclusive use of Property Investor for the sole purpose of claiming Property Tax Allowances for the property 50 Sample Lane, Brisbane QLD 4000 and is not to be used for any other purpose or to be reproduced without the express written permission of Australian Depreciation Management.

Diminishing Value vs Prime Cost



Financial Years of Property Ownership

Residential Property Tax Depreciation Schedule

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Division 40 - Decline in Value Deductions on Plant

\$29,840.00

The plant items listed in this schedule comply with the current list of depreciable assets made available by the Commissioner of Taxation which qualify under Division 40 of the Income Tax Assessment Act 1997. The depreciation rates used are in accordance with legislation current at the date this schedule was produced..

Division 43 - Capital Works Deductions on Building and Infrastructure

\$205,160.00

Capital works deductions are derived from Division 43 of the Income Tax Assessment Act 1997 Deductions for capital works. The qualifying expenditure is based on the historical cost of the construction of the asset at the time of construction.

If you can claim capital works deductions, the construction expenditure on which those deductions are based cannot be taken into account when calculating or determining other types of deductions you claim, such as deductions for decline in value of depreciating plant assets.

Balance of Capital Expenditure

\$200,000.00

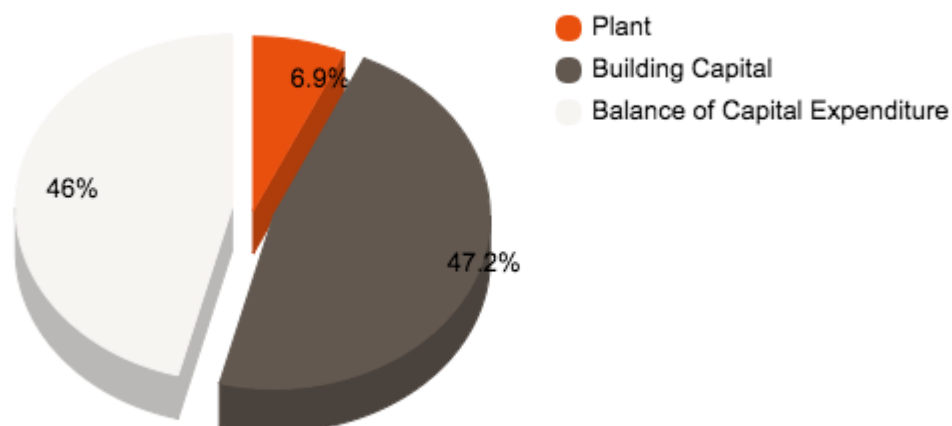
Balance of Capital Expenditure represents all remaining items that do not qualify for Div 40 Decline in Value Deductions on Plant, Division 43 - Capital Works Deductions on Building and Infrastructure and any Division 43 - Capital Works Deductions on Building and Infrastructure which are already exhausted.

Construction expenditure that cannot be claimed (as per ATO guidelines) include.

- . Land
- . Expenditure on clearing the land prior to construction
- . Earthworks that are permanent, and are not integral to the construction
- . Expenditure on landscaping

Total Expenditure

\$435,000.00



Residential Property Tax Depreciation Schedule

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Diminishing Value Method - Summary

Fiscal Year		Diminishing Value Method					
Ownership Year	Tax Year	Div 40 Decline in Value Deduction on Plant				Div 43 Capital Works Deductions	Total
		Immediate Deduction	Low Value Pooling	Diminishing Value	Total Plant	Building and Infrastructure	Total Annual Deductions
Year 1	01/07/2016 - 2017	1,650.00	427.51	4,166.55	6,244.06	5,129.00	11,373.06
Year 2	2017 - 2018		694.69	3,474.65	4,169.34	5,129.00	9,298.34
Year 3	2018 - 2019		758.18	2,728.49	3,486.67	5,129.00	8,615.67
Year 4	2019 - 2020		1,168.22	1,978.63	3,146.85	5,129.00	8,275.85
Year 5	2020 - 2021		1,091.10	1,470.00	2,561.10	5,129.00	7,690.10
Year 6	2021 - 2022		1,021.16	1,094.04	2,115.20	5,129.00	7,244.20
Year 7	2022 - 2023		638.22	929.59	1,567.81	5,129.00	6,696.81
Year 8	2023 - 2024		733.91	612.10	1,346.01	5,129.00	6,475.01
Year 9	2024 - 2025		458.70	530.51	989.21	5,129.00	6,118.21
Year 10	2025 - 2026		590.33	459.79	1,050.12	5,129.00	6,179.12
Year 11	2026 - 2027		65.31	398.50	463.81	5,129.00	5,592.81
Year 12	2027 - 2028		105.83	345.38	451.21	5,129.00	5,580.21
Year 13	2028 - 2029		1.13	299.34	300.47	5,129.00	5,429.47
Year 14	2029 - 2030		0.70	259.44	260.14	5,129.00	5,389.14
Year 15	2030 - 2031		1.17	1,686.83	1,688.00	5,129.00	6,817.00
Year 16	2031 - 2032					5,129.00	5,129.00
Year 17	2032 - 2033					5,129.00	5,129.00
Year 18	2033 - 2034					5,129.00	5,129.00
Year 19	2034 - 2035					5,129.00	5,129.00
Year 20	2035 - 2036					5,129.00	5,129.00
Year 21	2036 - 2037					5,129.00	5,129.00
Year 22	2037 - 2038					5,129.00	5,129.00
Year 23	2038 - 2039					5,129.00	5,129.00
Year 24	2039 - 2040					5,129.00	5,129.00
Year 25	2040 - 2041					5,129.00	5,129.00
Year 26	2041 - 2042					5,129.00	5,129.00
Year 27	2042 - 2043					5,129.00	5,129.00
Year 28	2043 - 2044					5,129.00	5,129.00
Year 29	2044 - 2045					5,129.00	5,129.00
Year 30	2045 - 2046					5,129.00	5,129.00
Year 31	2046 - 2047					5,129.00	5,129.00
Year 32	2047 - 2048					5,129.00	5,129.00
Year 33	2048 - 2049					5,129.00	5,129.00
Year 34	2049 - 2050					5,129.00	5,129.00
Year 35	2050 - 2051					5,129.00	5,129.00
Year 36	2051 - 2052					5,129.00	5,129.00
Year 37	2052 - 2053					5,129.00	5,129.00
Year 38	2053 - 2054					5,129.00	5,129.00
Year 39	2054 - 2055					5,129.00	5,129.00
Year 40	2055 - 2056					5,129.00	5,129.00
Year 41	2056 - 2057					5,129.00	5,129.00
Total Deductions		\$1,650.00	\$7,756.16	\$20,433.84	\$29,840.00	\$205,160.00	\$235,000.00

Residential Property Tax Depreciation Schedule

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Diminishing Method (Years 1 - 5)

Tax Grouping	Base Value @ 01-07-2016 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV 01-07-2021 (\$)
				01-07-2016 30-06-2017 Year 1 (\$) 365 Days	01-07-2017 30-06-2018 Year 2 (\$)	01-07-2018 30-06-2019 Year 3 (\$)	01-07-2019 30-06-2020 Year 4 (\$)	01-07-2020 30-06-2021 Year 5 (\$)	
Division 40-Plant & Equipment (Effective Life Rates)									
Existing Unit specific									
Air Conditioning Ducted (Package Unit)	12,500.00	15	13.33%	1,666.25	1,444.14	1,251.64	1,084.79	940.19	6,113.00
Cooktop	1,650.00	12	16.67%	275.06	229.20	191.00	0.00	0.00	373.00
			-LVP	0.00	0.00	0.00	358.03	223.77	
Oven	1,550.00	12	16.67%	258.39	215.31	179.42	0.00	0.00	350.00
			-LVP	0.00	0.00	0.00	336.33	210.21	
Rangehood	950.00	12	-LVP	178.13	289.45	180.91	113.07	70.67	118.00
Dishwasher	1,350.00	10	20%	270.00	216.00	0.00	0.00	0.00	
			-LVP	0.00	0.00	324.00	202.50	126.56	211.00
Blinds	2,350.00	10	20%	470.00	376.00	300.80	240.64	0.00	
			-LVP	0.00	0.00	0.00	0.00	360.96	602.00
Carpet Floor Covering	4,260.00	10	20%	852.00	681.60	545.28	436.22	348.98	1,396.00
Gas Hot Water Unit	2,250.00	12	16.66%	374.85	312.40	260.35	216.98	180.83	905.00
Automatic Garage Doors									
(a) Controls	170.00	9	100%	170.00	0.00	0.00	0.00	0.00	
(b) Motors	680.00	9	-LVP	127.50	207.19	129.49	80.93	50.58	84.00
Door Closer	360.00	10	100%	360.00	0.00	0.00	0.00	0.00	
Sensor Light Fitting	340.00	10	100%	340.00	0.00	0.00	0.00	0.00	
Smoke Alarm	300.00	6	100%	300.00	0.00	0.00	0.00	0.00	
Garden Sheds, Freestanding	650.00	15	-LVP	121.88	198.05	123.78	77.36	48.35	81.00
Antenna System									
(a) Amplifier	288.00	10	100%	288.00	0.00	0.00	0.00	0.00	
(b) Modulator	120.00	10	100%	120.00	0.00	0.00	0.00	0.00	
(c) Power Source	72.00	10	100%	72.00	0.00	0.00	0.00	0.00	
Existing Unit specific Total			---	6,244.06	4,169.34	3,486.67	3,146.85	2,561.10	
Summary									
Total Plant Asset Division (40)			---	5,816.55	3,474.65	2,728.49	1,978.63	1,470.00	
Total Plant Asset Low Value Pool Division (40)			---	427.51	694.69	758.18	1,168.22	1,091.10	
Total Building Capital Division (43)			---	5,129.00	5,129.00	5,129.00	5,129.00	5,129.00	
Total Depreciation			---	11,373.06	9,298.34	8,615.67	8,275.85	7,690.10	

Residential Property Tax Depreciation Schedule

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Diminishing Method (Years 6 - 10)

Tax Grouping	Base Value @ 01-07-2021 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV 01-07-2026 (\$)	
				01-07-2021 30-06-2022 Year 6 (\$)	01-07-2022 30-06-2023 Year 7 (\$)	01-07-2023 30-06-2024 Year 8 (\$)	01-07-2024 30-06-2025 Year 9 (\$)	01-07-2025 30-06-2026 Year 10 (\$)		
Division 40-Plant & Equipment (Effective Life Rates)										
Existing Unit specific										
Air Conditioning Ducted (Package Unit)	6,113.00	15	13.33%	814.86	706.24	612.10	530.51	459.79	2,989.00	
Cooktop	373.00	12	16.67%	0.00	0.00	0.00	0.00	0.00		
			-LVP	139.86	87.41	54.63	34.14	21.34	36.00	
Oven	350.00	12	16.67%	0.00	0.00	0.00	0.00	0.00		
			-LVP	131.38	82.11	51.32	32.08	20.05	33.00	
Rangehood	118.00	12	-LVP	44.17	27.60	17.25	10.78	6.74	11.00	
Dishwasher	211.00	10	20%	0.00	0.00	0.00	0.00	0.00		
			-LVP	79.10	49.44	30.90	19.31	32.19		
Blinds	602.00	10	20%	0.00	0.00	0.00	0.00	0.00		
			-LVP	225.60	141.00	88.13	55.08	91.79		
Carpet Floor Covering	1,396.00	10	20%	279.18	223.35	0.00	0.00	0.00		
			-LVP	0.00	0.00	335.02	209.39	348.98		
Gas Hot Water Unit	905.00	12	16.66%	0.00	0.00	0.00	0.00	0.00		
			-LVP	339.22	212.01	132.51	82.82	51.76	86.00	
Automatic Garage Doors										
(a) Controls	Exhausted	9	100%	0.00	0.00	0.00	0.00	0.00		
(b) Motors	84.00	9	-LVP	31.61	19.76	12.35	7.72	12.87		
Door Closer	Exhausted	10	100%	0.00	0.00	0.00	0.00	0.00		
Sensor Light Fitting	Exhausted	10	100%	0.00	0.00	0.00	0.00	0.00		
Smoke Alarm	Exhausted	6	100%	0.00	0.00	0.00	0.00	0.00		
Garden Sheds, Freestanding	81.00	15	-LVP	30.22	18.89	11.80	7.38	4.61	8.00	
Antenna System										
(a) Amplifier	Exhausted	10	100%	0.00	0.00	0.00	0.00	0.00		
(b) Modulator	Exhausted	10	100%	0.00	0.00	0.00	0.00	0.00		
(c) Power Source	Exhausted	10	100%	0.00	0.00	0.00	0.00	0.00		
Existing Unit specific Total				---	2,115.20	1,567.81	1,346.01	989.21	1,050.12	
Summary										
Total Plant Asset Division (40)				---	1,094.04	929.59	612.10	530.51	459.79	
Total Plant Asset Low Value Pool Division (40)				---	1,021.16	638.22	733.91	458.70	590.33	
Total Building Capital Division (43)				---	5,129.00	5,129.00	5,129.00	5,129.00	5,129.00	
Total Depreciation				---	7,244.20	6,696.81	6,475.01	6,118.21	6,179.12	

Residential Property Tax Depreciation Schedule

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Prime Cost Method - Summary

Fiscal Year		Prime Value Method		
Ownership Year	Tax Year	Decline in Value Deduction on Plant	Capital Works Deductions	Total
		Prime Cost	Building and Infrastructure	Total Annual Deductions
Year 1	01/07/2016 - 2017	2,442.26	5,129.00	7,571.26
Year 2	2017 - 2018	2,442.26	5,129.00	7,571.26
Year 3	2018 - 2019	2,442.26	5,129.00	7,571.26
Year 4	2019 - 2020	2,442.26	5,129.00	7,571.26
Year 5	2020 - 2021	2,442.26	5,129.00	7,571.26
Year 6	2021 - 2022	2,408.20	5,129.00	7,537.20
Year 7	2022 - 2023	2,358.25	5,129.00	7,487.25
Year 8	2023 - 2024	2,358.25	5,129.00	7,487.25
Year 9	2024 - 2025	2,358.25	5,129.00	7,487.25
Year 10	2025 - 2026	2,698.25	5,129.00	7,827.25
Year 11	2026 - 2027	1,410.25	5,129.00	6,539.25
Year 12	2027 - 2028	1,412.81	5,129.00	6,541.81
Year 13	2028 - 2029	877.11	5,129.00	6,006.11
Year 14	2029 - 2030	877.11	5,129.00	6,006.11
Year 15	2030 - 2031	870.53	5,129.00	5,999.53
Year 16	2031 - 2032		5,129.00	5,129.00
Year 17	2032 - 2033		5,129.00	5,129.00
Year 18	2033 - 2034		5,129.00	5,129.00
Year 19	2034 - 2035		5,129.00	5,129.00
Year 20	2035 - 2036		5,129.00	5,129.00
Year 21	2036 - 2037		5,129.00	5,129.00
Year 22	2037 - 2038		5,129.00	5,129.00
Year 23	2038 - 2039		5,129.00	5,129.00
Year 24	2039 - 2040		5,129.00	5,129.00
Year 25	2040 - 2041		5,129.00	5,129.00
Year 26	2041 - 2042		5,129.00	5,129.00
Year 27	2042 - 2043		5,129.00	5,129.00
Year 28	2043 - 2044		5,129.00	5,129.00
Year 29	2044 - 2045		5,129.00	5,129.00
Year 30	2045 - 2046		5,129.00	5,129.00
Year 31	2046 - 2047		5,129.00	5,129.00
Year 32	2047 - 2048		5,129.00	5,129.00
Year 33	2048 - 2049		5,129.00	5,129.00
Year 34	2049 - 2050		5,129.00	5,129.00
Year 35	2050 - 2051		5,129.00	5,129.00
Year 36	2051 - 2052		5,129.00	5,129.00
Year 37	2052 - 2053		5,129.00	5,129.00
Year 38	2053 - 2054		5,129.00	5,129.00
Year 39	2054 - 2055		5,129.00	5,129.00
Year 40	2055 - 2056		5,129.00	5,129.00
Year 41	2056 - 2057		5,129.00	5,129.00
Total Deductions		\$29,840.31	\$205,160.00	\$235,000.31

Residential Property Tax Depreciation Schedule

Prepared for Property Investor

Prime Cost Method (Years 1 - 5)

Tax Grouping	Base Value @ 01-07-2016 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV 01-07-2021 (\$)
				01-07-2016 30-06-2017 Year 1 (\$) 365 Days	01-07-2017 30-06-2018 Year 2 (\$)	01-07-2018 30-06-2019 Year 3 (\$)	01-07-2019 30-06-2020 Year 4 (\$)	01-07-2020 30-06-2021 Year 5 (\$)	

Division 40-Plant & Equipment (Effective Life Rates)

Existing Unit specific										
Air Conditioning Ducted (Package Unit)	12,500.00	15	6.67%	833.75	833.75	833.75	833.75	833.75	833.75	8.00
Cooktop	1,650.00	12	8.33%	137.45	137.45	137.45	137.45	137.45	137.45	962.75
Oven	1,550.00	12	8.33%	129.12	129.12	129.12	129.12	129.12	129.12	904.40
Rangehood	950.00	12	8.33%	79.14	79.14	79.14	79.14	79.14	79.14	554.30
Dishwasher	1,350.00	10	10%	135.00	135.00	135.00	135.00	135.00	135.00	675.00
Blinds	2,350.00	10	10%	235.00	235.00	235.00	235.00	235.00	235.00	1.00
Carpet Floor Covering	4,260.00	10	10%	426.00	426.00	426.00	426.00	426.00	426.00	2.00
Gas Hot Water Unit	2,250.00	12	8.33%	187.43	187.43	187.43	187.43	187.43	187.43	1.00
Automatic Garage Doors										
(a) Controls	170.00	5	20%	34.00	34.00	34.00	34.00	34.00	34.00	-
(b) Motors	680.00	10	10%	68.00	68.00	68.00	68.00	68.00	68.00	340.00
Door Closer	360.00	10	10%	36.00	36.00	36.00	36.00	36.00	36.00	180.00
Sensor Light Fitting	340.00	10	10%	0.00	0.00	0.00	0.00	0.00	0.00	340.00
Smoke Alarm	300.00	6	16.67%	50.01	50.01	50.01	50.01	50.01	50.01	49.95
Garden Sheds, Freestanding	650.00	15	6.67%	43.36	43.36	43.36	43.36	43.36	43.36	433.20
Antenna System										
(a) Amplifier	288.00	10	10%	28.80	28.80	28.80	28.80	28.80	28.80	144.00
(b) Modulator	120.00	10	10%	12.00	12.00	12.00	12.00	12.00	12.00	60.00
(c) Power Source	72.00	10	10%	7.20	7.20	7.20	7.20	7.20	7.20	36.00
Existing Unit specific Total				---	2,442.26	2,442.26	2,442.26	2,442.26	2,442.26	
Summary										
Total Plant Asset Division (40)				---	2,442.26	2,442.26	2,442.26	2,442.26	2,442.26	
Total Building Capital Division (43)				---	5,129.00	5,129.00	5,129.00	5,129.00	5,129.00	
Total Depreciation				---	7,571.26	7,571.26	7,571.26	7,571.26	7,571.26	

Residential Property Tax Depreciation Schedule

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Prime Cost Method (Years 6 - 10)

Tax Grouping	Base Value @ 01-07-2021 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV 01-07-2026 (\$)	
				01-07-2021 30-06-2022 Year 6 (\$)	01-07-2022 30-06-2023 Year 7 (\$)	01-07-2023 30-06-2024 Year 8 (\$)	01-07-2024 30-06-2025 Year 9 (\$)	01-07-2025 30-06-2026 Year 10 (\$)		
Division 40-Plant & Equipment (Effective Life Rates)										
Existing Unit specific										
Air Conditioning Ducted (Package Unit)	8,331.25	15	6.67%	833.75	833.75	833.75	833.75	833.75	4.00	
Cooktop	962.75	12	8.33%	137.45	137.45	137.45	137.45	137.45	275.50	
Oven	904.40	12	8.33%	129.12	129.12	129.12	129.12	129.12	258.80	
Rangehood	554.30	12	8.33%	79.14	79.14	79.14	79.14	79.14	158.60	
Dishwasher	675.00	10	10%	135.00	135.00	135.00	135.00	135.00		
Blinds	1,175.00	10	10%	235.00	235.00	235.00	235.00	235.00		
Carpet Floor Covering	2,130.00	10	10%	426.00	426.00	426.00	426.00	426.00		
Gas Hot Water Unit	1,312.85	12	8.33%	187.43	187.43	187.43	187.43	187.43	375.70	
Automatic Garage Doors										
(a) Controls	Exhausted	9	20%	0.00	0.00	0.00	0.00	0.00	-	
(b) Motors	340.00	9	10%	68.00	68.00	68.00	68.00	68.00	-	
Door Closer	180.00	10	10%	36.00	36.00	36.00	36.00	36.00		
Sensor Light Fitting	340.00	10	10%	0.00	0.00	0.00	0.00	340.00		
Smoke Alarm	49.95	6	16.67%	49.95	0.00	0.00	0.00	0.00		
Garden Sheds, Freestanding	433.20	15	6.67%	43.36	43.36	43.36	43.36	43.36	216.40	
Antenna System										
(a) Amplifier	144.00	10	10%	28.80	28.80	28.80	28.80	28.80	-	
(b) Modulator	60.00	10	10%	12.00	12.00	12.00	12.00	12.00	-	
(c) Power Source	36.00	10	10%	7.20	7.20	7.20	7.20	7.20	-	
Existing Unit specific Total				---	2,408.20	2,358.25	2,358.25	2,358.25	2,698.25	
Summary										
Total Plant Asset Division (40)				---	2,408.20	2,358.25	2,358.25	2,358.25	2,698.25	
Total Building Capital Division (43)				---	5,129.00	5,129.00	5,129.00	5,129.00	5,129.00	
Total Depreciation				---	7,537.20	7,487.25	7,487.25	7,487.25	7,827.25	

Division 43 Capital Works Deductions

		Capital Works Deductions (Building)					
Construction Date Completion	Historical Construction Cost % Share (\$)	Exhausted Capital Works Deductions % Share (\$)	Opening Value 2016-07-01 (\$)	Deduction Rate	Total Capital Deduction for Year 1 365 days (\$)	Annual Deduction Years (2- 39) (\$)	Adjustable Value (WDV) 01-07-2017 (\$)
2016-07-01	205,160.00		205,160.00	2.5	5,129.00	5,129.00	200,031.00
Total					5,129.00		