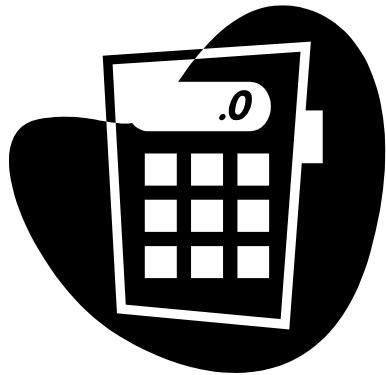


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# HP~10BII Calculator Keys, Facts & Formulas



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# HP-10BII Keys, Facts & Formulas

## Power

**Turn ON:** Bottom left corner of calculator

**Turn OFF:** Gold Key and **[OFF]**, bottom left corner

**Decimal Places:** Gold Key, **[DISP]**, # decimal places

**Change Sign:** **[+/-]** key

**European Mode:** Gold Key, **[./,]** key

## Conversion Factors:

- 1 ping = 36 square feet
- 1 square foot = .02778 pings
- 1 square meter = 10.7639 square feet

## Calculating Property Rate of Appreciation

1. Gold Key, and **[C ALL]** (clear register)
2. 1, Gold Key, **[P/YR]** (1 period/year)
3. Enter # of years property owned
4. Press **[N]** key
5. Enter original loan amount
6. Press **[+/-]** key (payments going out)
7. Press **[PV]** Present Value
8. Enter selling price
9. Press **[FV]** Future Value of property
10. Press **[I/YR]** key
11. Answer is the annual rate of appreciation during the period of ownership

## Calculating Projected Sales Price

1. Gold Key, **[C ALL]** (clear register)
2. Enter number of years property held
3. Press **[N]** key
4. Enter Past Rate of Appreciation
5. Press **[I/YR]**
6. Enter price paid today for property
7. Press **[+/-]** key (payments going out)
8. Press **[FV]** future value (what it will be worth in future based on past rate of appreciation)

N

 # of payments

I/YR

 Interest/yr

PV

 Present Value

PMT

 Payment

FV

 Future Value

C

 Clear

GK, [C ALL]

hp 10BII

N xP YR I YR PV PMT P YR FV AMORT

INPUT  IRR YR  BEG END

K %/e CFj Nj  ← RND

+/- RCL

7 8 9 ÷

4 5 6 X

C C ALL 1 2 3 —

ON OFF 0 ./, = DISP +

GK, **[P/YR]**  
Periods/yr

GK, **[AMORT]**  
Amort. schedule

GK, **[xP/YR]**  
Shortcut

GK, **[IRR/YR]**  
Internal rate of return

**[CFj]**  
Cash flows

**[K]** Constant

**[%]** Percent

GK, **[DISP]**  
Decimal place display

Tax Calculations

**Depreciable Basis**

Purchase price minus land costs = depreciable basis (improvements)

Only improvements are depreciable

**Straight-line Depreciation (Cost Recovery)**

Divide 100 by number of depreciable years = depreciation factor per year

Multiply that answer (factor) times depreciable basis = annual depreciation (cost recovery)

**Mid-Month Convention (Partial year depreciation)**

Divide months of ownership by 12 = partial year factor

Multiply partial year factor by full year depreciation factor = Partial year depreciation factor

Multiply depreciable basis times partial year depreciation factor = 1st year depreciation

## Calculating Remaining Loan Balance

1. GK, **[C ALL]** Clear all registers
2. Enter payments/yr (1-12)
3. Press GK, **[P/YR]**
4. Enter loan amount
5. Press **[PV]** (present value)
6. Enter interest rate
7. Press **[I/YR]**
8. Enter term of loan
9. Press GK, **[xP/YR]** (total # of payments)
10. Press 0 (full amortization)
11. Press **[FV]**
12. Press **[PMT]** (solves for payment)
12. GK, **[AMORT]** (1-12 in register)
13. Press **[=]** Principal paid year 1
14. Press **[=]** Interest paid year 1
15. Press **[=]** Loan balance EOY 1
16. GK, **[AMORT]** (13-24 in register)
17. Press **[=]** Principal paid year 2
18. Press **[=]** Interest paid year 2
19. Press **[=]** Loan balance EOY 2
20. May continue process through life of loan

## Calculating IRR

1. GK, **[C ALL]** Clear all registers
2. Press 1, GK, **[P/YR]** (1 payment/year)
3. Enter initial cash flow
4. Press **[+/-]**
5. Press **[CFj]**
6. Enter next cash flow
7. Press **[CFj]**
8. Enter each cash flow followed by **[CFj]**
9. Press GK, **[IRR/YR]** for Rate of Return

## Using the K Key

1. Enter NOI
2. Press **[+]** key
3. Enter **\_%** (could be any %)
4. Press **[K]** key
5. Press **[=]** (rent for year 2)
6. Press **[=]** (rent for year 3)
7. Press **[=]** (rent for year 4)
8. Press **[=]** (rent for year 5)