

## Description of WWMCOA Land and Improvements Following 2014/2015 Rebuild

Many WWMCOA members receive rental income from the slips they own; income that they report on their annual IRS tax submission.

The purpose of this analysis is to provide the relevant references required to calculate slip depreciation using the various IRS depreciation recovery periods. **Nothing in this analysis is to be construed as tax advice. The data is provided only to help owners calculate slip depreciation should they chose to do so. Owners are encouraged to consult their tax advisors should they have any tax-related questions.**

### 1. Value of Winslow Wharf Marina land:

Upper parking lot:	28,400 sq ft	\$50/sf*	\$1,420,000
Lower parking lot:	18,465 sq ft	\$75/sf*	\$1,400,000
Green building footprint:	6,344 sq ft	\$75/sf	\$480,000
Tidelands held in fee:	79,000 sq ft	\$30/sf*	<u>\$2,400,000</u>
Total Land value:			\$5,700,000

\* estimated value based upon assessed values of adjacent properties

### 2. Value of Winslow Wharf Marina improvements:

#### a. 39-year life assets:

Green building:	6,344 sq ft	\$200/sf	\$1,270,000
Garbage structure:	468 sq ft	\$75/sf	\$35,000
Bike/power enclosure:	312 sq ft	\$75/sf	\$25,000
Viewing platform:	700 sq ft	\$150/sf	\$100,000
Approach dock:	1,280 sq ft	\$160/sf	<u>\$200,000</u>
Total 39-year assets value:			\$1,630,000

#### b. 15-year life assets:

Parking lot (paving, utilities and landscaping):	41,000 sq ft	\$5/sf	\$200,000
Entry gate:			\$100,000*
Ramp:			\$70,000*
Floating elements (floats, piles and utilities)			\$5,500,000*
Dredged bedlands (owned in fee):			<u>\$500,000**</u>
Total 15-year assets value:			\$6,370,000

\* estimated value based upon actual construction cost

\*\* estimated value based upon current market for dredging cost

#### c. Total value of improvements:

\$8,000,000

### 3. Total value of Winslow Wharf Marina:

\$13,700,000

4. Land represents  $\$5,700,000 / \$13,700,000 = 42\%$  of total marina value

5. Improvements represent  $\$8,000,000 / \$13,700,000 = 58\%$  of total marina value

6. 39 year assets represent  $\$1,630,000 / \$8,000,000 = 20\%$  of total improvement value

7. 15 year assets represent  $\$6,370,000 / \$8,000,000 = 80\%$  of total improvement value