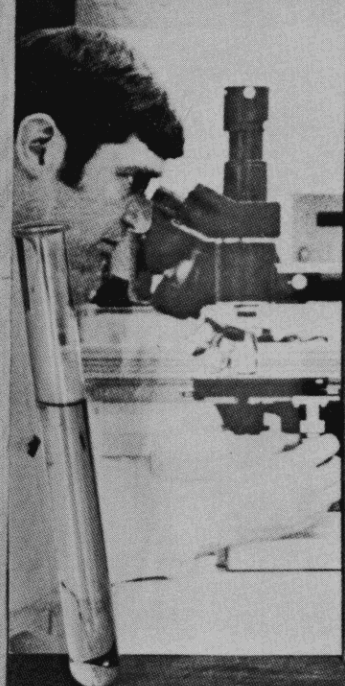
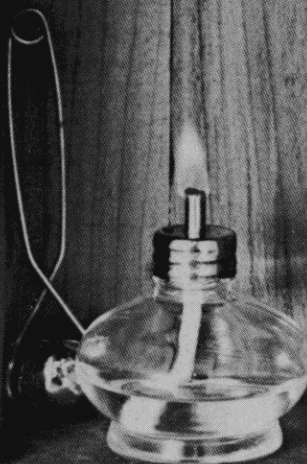


# Hewlett-Packard HP-19C/HP-29C SOLUTIONS

## FINANCE



## INTRODUCTION

This HP-19C/HP-29C Solutions book was written to help you get the most from your calculator. The programs were chosen to provide useful calculations for many of the common problems encountered.

They will provide you with immediate capabilities in your everyday calculations and you will find them useful as guides to programming techniques for writing your own customized software. The comments on each program listing describe the approach used to reach the solution and help you follow the programmer's logic as you become an expert on your HP calculator.

You will find general information on how to key in and run programs under "A Word about Program Usage" in the Applications book you received with your calculator.

We hope that this Solutions book will be a valuable tool in your work and would appreciate your comments about it.

The program material contained herein is supplied without representation or warranty of any kind. Hewlett-Packard Company therefore assumes no responsibility and shall have no liability, consequential or otherwise, of any kind arising from the use of this program material or any part thereof.

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## DIRECT REDUCTION LOAN AMORTIZATION SCHEDULE

Loan Amt: \$45,000 APR: 9.25%  
Monthly Payment: \$385

Payment Number	Paid to Interest	Paid to Principal	Remaining Balance
13	343.20	41.80	44480.80
14	342.87	42.13	44438.67
15	342.55	42.45	44396.22
<hr/>			
18	341.56	43.44	44266.89
13 - 18	2054.29	255.71	44266.89

Given the periodic interest rate ( $i$ ), periodic payment amount ( $PMT$ ), loan amount ( $PV$ ) and beginning and ending periods ( $P_1, P_2$ ), this program will generate the values for a loan amortization schedule as pictured above, starting with the payment  $P_1$  and ending with  $P_2$ . After  $P_2$  has been reached the program calculates the accumulated interest and principle for the payments made between  $P_1$ - $P_2$  inclusively. The schedule may be started at any point in the mortgages life.

The data generated is valid for loans that have a balloon payment as well as those that are arranged to be fully amortized.

For loans with a balloon payment, the remaining balance of the last payment period is the balloon payment due in addition to the last periodic payment.

For loans scheduled to be fully amortized, the remaining balance after the last payment period may be slightly more or less than zero. This is because the program assumes that all

payments are equal to the value entered for  $PMT$ . In fact for most loans the last payment is slightly more or less than the rest.

Equations:

$$n = - \frac{\ln(-\frac{iPV}{PMT} + 1)}{\ln(1 + i)}$$

$$BAL_{P_1-1} = PMT \left[ \frac{1 - (1 + i)^{P_1-1-N}}{i} \right]$$

$$INT_{P_n} = RND (BAL_{P_n} \times \frac{i}{100})$$

$$PRIN_{P_n} = PMT - INT_{P_n}$$

$$BAL_{P_n} = BAL_{P_n-1} - PRIN_{P_n}$$

Example:

Duplicate the entries in the preceding amortization schedule.

Solution:

45000.00	ST02	mortgage amount
9.25	ENT↑	annual percentage rate
12.00	÷	payments per year
	ST03	periodic interest rate
385.00	ST04	periodic payment amount
13.00	ST00	P <sub>1</sub>
18.00	ST01	P <sub>2</sub>
	GSR00	
301.14	***	actual life of mortgage
44522.60	***	remaining bal. at P <sub>1</sub> -1*
13.00	***	payment number
343.20	***	interest portion of pmt.
41.80	***	principle portion of pmt.
44480.80	***	remaining after 13th pmt.
14.00	***	
342.87	***	
42.13	***	
44438.67	***	
15.00	***	
342.55	***	
42.45	***	
44396.22	***	
16.00	***	
342.22	***	
42.78	***	
44353.44	***	
17.00	***	
341.89	***	
43.11	***	
44310.33	***	
18.00	***	
341.56	***	
43.44	***	
44266.89	***	
2054.29	***	acc. interest periods 13-18
255.71	***	acc. principle periods 13-18
44266.89	***	remaining balance

\*When using the HP-29C all subsequent values are produced by pressing R/S.

# User Instructions

STEP	INSTRUCTIONS	INPUT DATA/UNITS	KEYS		OUTPUT DATA/UNITS
1.	Key in program		<input type="text"/>	<input type="text"/>	
2.	Enter following data in any order		<input type="text"/>	<input type="text"/>	
	- Original amount borrowed	PV	STO	2	
	- Periodic interest rate	i	STO	3	
	- Periodic payment amount	PMT	STO	4	
3.	Key in		<input type="text"/>	<input type="text"/>	
	- Starting period	P1	STO	0	
	- Ending period	P2	STO	1	
4.	Calculate life of mortgage		GSB	0	N
5.	Calculate remaining balance at P1		R/S*	<input type="text"/>	Rem. Bal.
	- Period number		R/S*	<input type="text"/>	Pn N
	- Principal payment		R/S*	<input type="text"/>	Pn PRIN
	- Interest payment		R/S*	<input type="text"/>	Pn INT
	- Remaining balance		R/S*	<input type="text"/>	Pn BAL
6.	Repeat step 5 for each period		<input type="text"/>	<input type="text"/>	
7.	After last period (P2)		<input type="text"/>	<input type="text"/>	
	Calculate accumulated totals:		<input type="text"/>	<input type="text"/>	
	- Accumulated interest		R/S*	<input type="text"/>	$\Sigma$ INT
	- Accumulated principal		R/S*	<input type="text"/>	$\Sigma$ PRIN
	- Remaining balance		R/S*	<input type="text"/>	Rem. Bal.
8.	For a new payment period in same mortgage repeat steps 3-7.		<input type="text"/>	<input type="text"/>	
			<input type="text"/>	<input type="text"/>	
			<input type="text"/>	<input type="text"/>	
*	If the program is run on the HP-19C, the R/S is not used.		<input type="text"/>	<input type="text"/>	
			<input type="text"/>	<input type="text"/>	
			<input type="text"/>	<input type="text"/>	

\*\* When using the HP-29C R/S must be used in the place of PRTX and SPC should be deleted.

## INTERNAL RATE OF RETURN UP TO 26 CASH FLOWS

The interest rate that equates the present value of all future cash flows with the original investment is known as the Internal Rate of Return (also called discounted rate of return or yield). Given the initial investment and up to 26 cash flows, this program calculates the periodic IRR.

When using this program, cash received is positive and cash outlays are negative. Zero should be keyed in for periods in which there are no cash flows.

End of Six Month Period	Cash Flow
1	\$-50,000
2	0
3	11,000
4	11,000
5	13,000
6	280,000
	(includes net proceeds from sale)

The answer produced is the periodic rate of return. If the cash flow period is other than annual, the answer should be multiplied by the number of periods per year to determine the annual internal rate of return.

The program solves the following equation iteratively for IRR:

$$INV = \sum_{j=1}^n \frac{CF_j}{(1 + IRR)^j}$$

where: n = number of cash flows

$CF_j = j^{th}$  cash flow

### Note:

Problems involving a large number of cash flows can often result in long execution times.

### Example:

A shopping center requires a \$200,000 investment, and will be sold at the end of 3 years. If this investment results in the semi-annual net cash flows shown, what is the internal rate of return?

### Solution:

	GSB1	
-50000.00	R/S	
0.00	R/S	
11000.00	R/S	
	R/S	
13000.00	R/S	
280000.00	R/S	
-200000.00	GSB2	Cash paid out
4.23	***	Semi-annual IRR (%)
2.00	x	
8.46	***	Annual IRR



[illegible]

# Program Listings

7

01 *LBL1		48 6	$10^{-6}$
02 4		49 X $\div$ Y?	
03 ST00		50 GT05	
04 *LBL0	store cash flows	51 R $\downarrow$	
05 R/S		52 R $\downarrow$	$1 + \text{IRR}$
06 ST01		53 1	
07 ISZ		54 -	
08 GT00		55 EEX	
09 *LBL2		56 2	
10 ABS		57 x	
11 DSZ		58 R/S	***IRR(%)
12 ST01	INV	59 *LBL5	
13 RCL0	n + 3	60 R $\downarrow$	
14 ST03		61 R $\downarrow$	$1 + \text{IRR}'$
15 1	initial value for	62 0	
16 ENT $\uparrow$	$1 + \text{IRR}$	63 ST02	
17 0		64 GT06	
18 ST02	clear f(i)	65 *LBL7	$\text{CF}_i$ in $1 + \text{IRR}$
19 *LBL6		66 ST+2	
20 RCL0		67 x	
21 3		68 +	
22 X=Y?		69 X*Y	$1 + \text{IRR}$
23 GT08		70 ST=2	
24 R $\downarrow$		71 $\div$	$\sim 1 + \text{IRR}$ $1 + \text{IRR}$
25 3		72 RTN	$1 + \text{IRR}$
26 -	i		
27 RCLi	CFi		
28 GSB7			
29 DSZ			
30 GT06			
31 *LBL8			
32 R $\downarrow$			
33 R $\downarrow$			
34 RCL3			
35 ST00			
36 R $\downarrow$			
37 RCL2	f(i)		
38 RCL1			
39 -			
40 X*Y			
41 $\div$			
42 x	$\Delta$		
43 +	$1 + \text{IRR}$		
44 LSTX	$ \Delta $	*** "Print x" may be inserted.	
45 ABS			
46 EEX			
47 CHS			

## REGISTERS

0 i	1 INV	2 f(i)	3 n + 3	4 $\text{CF}_1$	5 $\text{CF}_2$
6	7	8	9	.0	.1
.2	.3	.4	.5	16	17
18	19	20	21	22	23
24	25	26	27	28	29 $\text{CF}_{26}$

## STRAIGHT LINE DEPRECIATION SCHEDULE

### Schedule - Straight-Line Method

Starting Book Value: \$375,000    Salvage Value \$30,000

Estimated Useful Life: 40.25 Years

Year (End of)	Depreciation Amount (DEP)	Remaining Depreciable Value (RDV)	Remaining Book Value (RBV)	Depreciation To Date (Reserve)
1	8571.43	336428.57	366428.57	8571.43
2	8571.43	327857.14	357857.14	17142.86
<hr/>				
41	2142.96	0.00	30000.00	345000.00

The annual depreciation allowance using this method is determined by dividing the cost or other basis of valuation (starting book value) less its estimated salvage value by its useful life expectancy. This program develops the data shown in the example schedule, given the starting book value (SBV), salvage value (SAL), life expectancy (LIFE), and first year of the schedule (YR). (The schedule may be started at any point in the useful life.)

Fractional years lives must be entered as an integer plus a fraction. Thus a life of 12 years 3 months would be keyed in as 12.25 for LIFE.

Values for the last year of an asset with fractional years life (i.e., the 21st year's values for an asset with 20.5 years life) are calculated correctly. However, all other values represent a full year's depreciation.

For this reason only integer values (whole number, 1.0, 2.0, 17.0 etc.) may be entered for YR. The program makes no checks on this value and generates invalid results if other than whole numbers are entered.

#### EQUATIONS:

$$DEP_k = \frac{SBV - SAL}{LIFE}$$

$$DEP_k(\text{last year}) = \left( \frac{SBV - SAL}{LIFE} \right) \cdot F$$

$$RES = (K) \cdot \left( \frac{SBV - SAL}{LIFE} \right)$$

$$RDV_k = (LIFE - K) \cdot \left( \frac{SBV - SAL}{LIFE} \right)$$

$$RBV_k = RDV_k + SAL$$

where

RES = Reserve

F = Decimal portion of LIFE

K = Value for YR

EXAMPLE: Complete the schedule shown for the first two years. Then jump to the 41st year and generate the data for that year.

SOLUTION:

40.25	ENT*	
30000.00	ENT†	
375000.00	ENT†	
1.00	GSB1	
	R/S	
8571.43	***	DEP <sub>1</sub>
	R/S	
336428.57	***	RDV <sub>1</sub>
	R/S	
366428.57	***	RBV <sub>1</sub>
	R/S	
8571.43	***	RES <sub>1</sub>
	R/S	
8571.43	***	DEP <sub>2</sub>
	R/S	
327857.14	***	RDV <sub>2</sub>
	R/S	
357857.14	***	RBV <sub>2</sub>
	R/S	
17142.86	***	RES <sub>2</sub>
41.00	ST00	YR
	R/S	
2142.86	***	DEP <sub>41</sub>
	R/S	
0.00	***	RDV <sub>41</sub>
	R/S	
30000.00	***	RBV <sub>41</sub> =SAL
	R/S	
345000.00	***	RES <sub>41</sub>
	R/S	

[illegible]

# Program Listings

11

01 *LBL1		48 R/S	*** RBV
02 ST00		49 RCL5	
03 R4		50 RCL6	
04 ST01		51 -	
05 R4		52 ISZ	
06 ST02		53 R/S	*** RES
07 R4		54 RCL0	
08 ST03		55 RCL3	
09 R/S		56 GT05	
10 *LBL5		57 *LBL9	
11 1		58 0	Error
12 +		59 ÷	
13 X<Y?	Beyond useful life	60 *LBL8	
14 GT09		61 0	
15 FRC		62 ST06	*** RDV = 0
16 ST04		63 R/S	
17 RCL3		64 GT07	
18 RCL0		65 R/S	
19 ÷			
20 1			
21 X>Y?	Last year?		
22 RCL4			
23 1			
24 X	1 or F		
25 RCL3			
26 ÷			
27 RCL1			
28 RCL2			
29 -			
30 ST05			
31 X			
32 R/S	*** DEP		
33 RCL3			
34 RCL0			
35 X>Y?			
36 GT08	Last year?	*** "Printx" may be inserted to replace "R/S".	
37 -			
38 RCL3			
39 ÷			
40 RCL5			
41 X			
42 ST06	*** RDV		
43 R/S			
44 *LBL7			
45 RCL6			
46 RCL2			
47 +			

## REGISTERS

0 YR	1 SBV	2 SAL	3 LIFE	4 F	5 SBV-SAL
6 RDV	7	8	9	.0	.1
.2	.3	.4	.5	16	17
18	19	20	21	22	23
24	25	26	27	28	29

## SUM OF THE YEARS' DIGITS

Depreciation Schedule - Sum of the Years Digits Method  
 Starting Book Value: \$375,000    Salvage Value: \$30,000  
 Expected Useful Life: 40.25 Years

Year (End of)	Depreciation Amount (DEP)	Remaining Depreciable Value (RDV)	Remaining Book Value (RBV)	Depreciation To Date (Reserve)
1	16,725.38	328,274.62	358,274.62	16,725.38
2	16,309.85	311,964.77	341,964.77	33,035.23
41	103.88	0.00	30,000.00	345,000.00

The sum-of-the-years' digits method is an accelerated form of depreciation, allowing more depreciation in the early years of an asset's life than allowed under the straight line method. This program generates the data shown in the example schedule, given the starting book value (SBV), the salvage value (SAL), expected useful life in years (LIFE), and beginning year (YR) for the schedule. (The schedule may be started at any point in the useful life.)

Fractional years asset life must be entered as an integer plus a fraction. Thus a life of 12 years 3 months would be keyed in as 12.25 for LIFE.

Values for the last year of an asset with fractional years life (i.e., the 21st year's values for an asset with 20.5 years life) are calculated correctly. However, all other values represent a full year's depreciation.

For this reason only integer values (whole numbers, 1.0, 2.0, 17.0, etc.) may be entered for YR. The program makes no checks on this value and generates invalid results if other than whole numbers are entered.

### EQUATIONS:

$$SOYD = \frac{(W + 1)(W + 2F)}{2}$$

$$DEP_k = \left( \frac{LIFE + 1 - K}{SOYD} \right) \cdot (SBV - SAL)$$

$$RES_k = \left[ 1 - \frac{(W - K + 1) \times (W - K + 2F)}{2 \times (SOYD)} \right] \cdot (SBV - SAL)$$

$$RDV_k = \left[ \frac{(W - K + 1) \times (W - K + 2F)}{2 \times (SOYD)} \right] \cdot (SBV - SAL)$$

$$RBV_k = RDV_k + SAL$$

Where

$K$  = value for YR

$RES_k$  = Reserve at period  $k$

$W$  = Integer portion of LIFE

$F$  = Decimal portion of LIFE

EXAMPLE: Complete the schedule shown for the first two years. Then jump to the 41st year and generate the data for that year.

SOLUTION:

40.25	ENT↑	
30000.00	ENT↑	
375000.00	ENT↑	
1.00	GSE1	
	R/S	
16725.38	***	DEP <sub>1</sub>
	R/S	
328274.62	***	RDV <sub>1</sub>
	R/S	
358274.62	***	RBV <sub>1</sub>
	R/S	
16725.38	***	RES <sub>1</sub>
	R/S	
16309.85	***	DEP <sub>2</sub>
	R/S	
311964.77	***	RDV <sub>2</sub>
	R/S	
341964.77	***	RBV <sub>2</sub>
	R/S	
33035.23	***	RES <sub>2</sub>
41.00	ST00	
	R/S	
103.88	***	DEP <sub>41</sub>
	R/S	
0.00	***	RDV <sub>41</sub>
	R/S	
30000.00	***	RBV <sub>41</sub>
	R/S	
345000.00	***	RES <sub>41</sub>



[illegible]

# Program Listings

15

01 *LBL1		48 RCL5	*** RBV
02 ST00		49 ISZ	
03 R4		50 R/S	*** RES
04 ST01		51 GT05	Next year or new
05 XZY		52 *LBL9	year
06 -		53 ENT↑	
07 ST08		54 FRC	
08 R4		55 ENT↑	
09 ST03		56 +	2F
10 GSB9		57 XZY	
11 ST07	SOYD	58 INT	
12 R/S		59 +	
13 *LBL5		60 LSTX	W or W-k
14 RCL0		61 1	
15 RCL3		62 +	
16 1		63 x	
17 +		64 2	
18 XZY?		65 ÷	
19 GT08	Beyond useful life	66 RTN	
20 XZY		67 *LBL9	
21 -		68 0	Error
22 RCL7		69 ÷	
23 ÷		70 *LBL7	
24 RCL8		71 0	
25 x		72 ST05	
26 R/S	*** DEP	73 R/S	*** RDV = 0
27 RCL3		74 GT06	
28 RCL0			
29 -			
30 X<0?			
31 GT07			
32 GSB9			
33 RCL7			
34 ÷			
35 RCL8			
36 x			
37 ST05			
38 R/S	*** RDV		
39 *LBL6			
40 RCL8			
41 RCL5			
42 -			
43 ST05	RES		
44 RCL1			
45 XZY			
46 -			
47 R/S			

\*\*\* "PRINTX" may be inserted to replace "R/S".

## REGISTERS

0 YR	1 SBV	2	3 LIFE	4	5 RDV/RES
6	7 SOYD	8 SBV-SAL	9	.0	.1
.2	.3	.4	.5	16	17
18	19	20	21	22	23
24	25	26	27	28	29

## VARIABLE RATE DECLINING BALANCE DEPRECIATION SCHEDULE

Depreciation Schedule - Declining Balance Method  
 Starting Book Value: \$375,000    Salvage Value \$30,000  
 Expected Useful Life: 40 Years    Rate: 1.5

Year (End of)	Depreciation Amount (DEP)	Remaining Depreciable Value (RDV)	Remaining Book Value (RBV)	Depreciation To Date (Reserve)
1	14,062.50	330,937.50	360,937.50	14,062.50
2	13,535.16	317,402.34	347,402.34	27,597.66
15	8,235.18	181,369.51	211,369.51	163,630.49

The variable rate declining balance method is another form of accelerated depreciation; as such it provides for more depreciation in earlier years and decreasing depreciation in later years. This program generates the data shown in the example schedule given the starting book value (SBV), salvage value (SAL), useful life expectancy (LIFE), the declining rate factor (FACT), and the first year of the desired schedule (YR). The schedule may be started at any point in the useful life.

The "variable rate" is indicated as either a factor or percent with equal frequency in the business community. Thus, "1.5 declining balance factor" and "150% declining balance" have the same meaning. The number to be keyed in for FACT in this program, should be in factor form, that is 1.25, 1.5, 2, and not 125, 150 or 200.

This method of depreciation is unique in that it may generate depreciation greater than the depreciable value

for some assets, while it may not generate sufficient depreciation for others.

This program will not allow an asset to be depreciated below its salvage value. That is when the generated depreciation for a year, usually the last, is greater than the remaining depreciable value, the latter is displayed as the depreciation amount. Program 6 is provided to assist in determining the best time to switch to straight line depreciation (tax laws permitting) so that an asset may be fully depreciated.

Fractional years lives must be entered as an integer plus a fraction however. Thus, a life of 12 years 3 months would be keyed in as 12.25.

Values for the last year of an asset with fractional years life (i.e., the 21st year's values of an asset with 20.5 years life) are calculated correctly. However, all other values represent a full year's depreciation. For this reason only integer values (whole

numbers 1.0, 2.0, 17.0, etc.) may be entered for YR. The program makes no checks on this value and will generate invalid results if other than whole numbers are entered.

#### EQUATIONS:

$$DEP_k = SBV \cdot \left(1 - \frac{FACT}{LIFE}\right)^{k-1} \cdot \left(\frac{FACT}{LIFE}\right)$$

$$RES_k = SBV \cdot \left[1 - \left(1 - \frac{FACT}{LIFE}\right)^k\right]$$

$$RDV_k = (SBV - SAL) - RES_k$$

$$RBV_k = RDV_k + SAL = SBV_k - RES_k$$

Where

k = Value for YR

RES<sub>k</sub> = Reserve at year k

EXAMPLE: Duplicate the schedule shown. Also calculate the remaining depreciable value in the last year.

NOTE: Note that in the last year of the asset's life there would still be a total of \$51,294.43 of remaining depreciable value on the books if this schedule were used throughout the asset's life. (See program 6)

#### Solution:

40.00	ENT↑	
30000.00	ENT↑	
375000.00	ENT↑	
1.50	GSE1	
1.00	GSE2	
	R/S	
14062.50	***	DEP <sub>1</sub>
	R/S	
330937.50	***	RDV <sub>1</sub>
	R/S	
360937.50	***	RBV <sub>1</sub>
	R/S	
14062.50	***	RES <sub>1</sub>
	R/S	
13535.16	***	DEP <sub>2</sub>
	R/S	
317402.34	***	RDV <sub>2</sub>
	R/S	
347402.34	***	RBV <sub>2</sub>
	R/S	
27597.66	***	RES <sub>2</sub>
15.00	ST00	
	R/S	
8235.18	***	DEP <sub>15</sub>
	R/S	
181369.51	***	RDV <sub>15</sub>
	R/S	
211369.51	***	RBV <sub>15</sub>
	R/S	
163630.49	***	RES <sub>15</sub>
40.00	ST00	
	R/S	
3167.32	***	DEP <sub>40</sub>
	R/S	
51294.43	***	RDV <sub>40</sub>

[illegible]

# Program Listings

19

01 *LBL1		48 RCL2	
02 ST05		49 -	Depreciable value
03 R↓		50 X>Y?	
04 ST01		51 GT08	
05 R↓		52 ST07	Depreciable value
06 ST02		53 -	
07 R↓		54 RCL8	
08 ST03		55 -	
09 R/S		56 CHS	DEP + depreciable
10 *LBL2		57 0	value - RES
11 ST00		58 X>Y?	
12 R/S		59 GT06	
13 *LBL5		60 X*Y	
14 RCL0		61 R/S	*** DEP
15 RCL3		62 *LBL7	
16 1		63 RCL1	
17 +		64 RCL2	
18 X<Y?		65 -	
19 GT09	Beyond useful life	66 RCL7	
20 1		67 -	
21 RCL5		68 R/S	*** RDV
22 RCL3		69 RCL1	
23 ÷		70 RCL7	
24 ST06		71 -	
25 -		72 R/S	*** RBV
26 ST07		73 ISZ	Next year
27 RCL0		74 RCL7	
28 1		75 R/S	*** RES
29 -		76 GT05	
30 Y*		77 *LBL9	
31 RCL6		78 0	Error
32 x		79 ÷	
33 RCL1		80 *LBL8	
34 x		81 RCL8	*** DEP
35 ST08	DEP	82 R/S	
36 RCL6		83 GT07	
37 RCL1		84 *LBL6	
38 x		85 R/S	*** DEP = 0
39 1		86 GT07	
40 RCL7		87 R/S	
41 RCL0			
42 Y*			
43 -			
44 RCL1	RES	*** "Printx" may be inserted to	
45 x		replace "R/S"	
46 ST07			
47 RCL1			

## REGISTERS

0 YR	1 SBV	2 SAL	3 LIFE	4	5 FACT
6 FACT/LIFE	7 1-FACT/LIFE	8 DEP <sub>k</sub>	9	10	11
12	RES	14	15	16	17
18	19	20	21	22	23
24	25	26	27	28	29

## CROSSOVER POINT-DECLINING BALANCE TO STRAIGHT LINE

As indicated in the description and example for program 5, the declining balance method of depreciation may not fully depreciate an asset in the asset's lifetime. In these circumstances there is an optimum point in the useful life where a switch from the declining balance method to the straight line method should be made. This is the "crossover point", the first year in which the depreciation by the straight line method is greater than if depreciation were continued using declining balance method. (In accordance with Internal Revenue Service publication 534, the straight line depreciation is determined by dividing the remaining depreciable value by the remaining useful life.)

Given the starting book value (SBV), salvage value (SAL), useful life expectancy (LIFE), and declining balance factor (FACT), this program calculates the last year that the declining balance method should be used, and the remaining life and remaining book value after this "last year" so that a switch to straight line depreciation can be made. Should there be no optimum crossover point, a zero is displayed. This implies that the declining balance method is "best" for the entire depreciable life.

Thus, this program, the declining balance depreciation program (5) and the straight line depreciation program (3) may be used as follows:

- A. This program is used to determine the "crossover point" and associated values.
- B. Program 5 is entered and a declining balance depreciation schedule is generated for the early years up to and including the year indicated as being the "last year".

Note that since the depreciation programs use the same storage register conventions, only a value for YR need be keyed in for program 5.

- C. Finally, program 3 is entered. The remaining book value at the end of the last "declining balance year" is keyed in for starting book value and the remaining life is keyed in for the asset's life. A straight line depreciation schedule may now be generated for the remaining years.

Note that for this portion of the depreciation schedule the value for "total depreciation to date" (reserve) will be in error by an amount equal to the amount depreciated during the declining balance calculations.

As in program 5 the declining balance factor (FACT) should be entered in factor form (1.25, 1.5, 2.0), not as a percent (125, 150, 200).

Equations:

$$SBV(1 - \frac{FACT}{LIFE})^{k-1} \cdot (\frac{FACT}{LIFE}) > \frac{BV_{k-1}}{LIFE + 1 - k}$$

$$BV_k = SBV - SAL - RES_k$$

$$RES_k = SBV \left[ 1 - (1 - \frac{FACT}{LIFE})^k \right]$$

K = the value for YR

The largest integer value for K which maintains the above inequality is the "last year" to use the Declining Balance depreciation method.

Example:

An asset has a starting book value of \$375,000, a 40 year life expectancy, and a projected salvage value of \$30,000. Using a 1.5 declining balance factor:

1. Determine the crossover point and the associated remaining life and remaining book value.
2. Generate the depreciation data for the declining balance "last year" with program 5 (Normally the user would generate a full schedule beginning with the 1st year).
3. Switching to the straight line method (program 3), generate the depreciation data for the year following the declining balance "last year".

## Key in program 3

```

22.00 ENT↑
30000.00 ENT↑      (the first year of
188471.01 ENT↑      straight line depre-
1.00 GSB1 YR ciation)
R/S
7203.23 *** DEP19
R/S
151267.78 *** RDV19
R/S
181267.78 *** RBV19

etc.

```

Solution:

```

1.50 ENT↑
40.00 ENT↑
30000.00 ENT↑
375000.00 GSB1
18.00 *** last year
R/S
22.00 *** remaining life
R/S
188471.01 *** RBV

```

## Key in program 5

```

18.00 GSB2
R/S
7343.03 *** DEP18
R/S
158471.01 *** RDV18
R/S
188471.01 *** RBV18 (Note agreement
R/S with RBV above)
186528.99 *** RES18

```





# Program Listings

23

01 *LBL1		48 X/Y?	
02 ST01		49 GT00	iterate
03 R4		50 RCL0	
04 ST02		51 R/S	***last year
05 R4		52 RCL3	
06 ST03		53 RCL0	
07 R4		54 -	
08 ST05		55 R/S	***rem. life
09 !		56 RCL6	
10 ST00	start with K = 3	57 RCL2	
11 RCL5		58 +	
12 RCL3		59 R/S	***RBV
13 ÷		60 *LBL9	
14 ST07		61 0	
15 -		62 R/S	display "0"
16 ST08			
17 *LBL0			
18 ISZ			
19 RCL0	K - 1		
20 RCL3			
21 1			
22 +			
23 X<Y?			
24 GT09	no crossover point		
25 RCL8			
26 RCL0			
27 Y*			
28 1			
29 -			
30 RCL1			
31 X			
32 RCL1			
33 +			
34 RCL2			
35 -			
36 ST06	BV		
37 RCL3			
38 RCL0			
39 -			
40 ÷			
41 RCL8	right side of inequality		
42 RCL0			
43 Y*		***"Print x"	may be inserted to
44 RCL7		replace	"R/S".
45 X			
46 RCL1			
47 X	left side of inequality		

REGISTERS					
0 K - 1	1 SBV	2 SAL	3 LIFE	4	5 FACT
6 BV	7 FACT/LIFE	8 1- FACT/LIFE	9	.0	.1
.2	.3	.4	.5	16	17
18	19	20	21	22	23
24	25	26	27	28	29

## NOMINAL TO EFFECTIVE/EFFECTIVE TO NOMINAL RATE CONVERSION

An annual effective interest rate demonstrates the effect of compounding for a full year of compounding periods at a particular periodic interest rate. The periodic interest rate to be used is determined by dividing the number of compounding periods in a year into the stated annual nominal interest rate. The effect is such that if the nominal rate is held constant, as the number of compounding periods per year is increased the annual effective interest rate will increase. The ultimate or upper limit in this process is to have an infinite number of compounding periods in a year, commonly called continuous compounding.

The first part of the program addresses finite compounding, that is quarterly compounding, monthly compounding, etc. Given the number of compounding periods in a year and one of the rates (nominal or effective) the other rate can be calculated. If for example, you require the periodic interest rate for a calculation, given the effective rate, use this program to determine the annual nominal rate first. Dividing the nominal rate by the number of compounding periods in a year will give the required periodic interest rate.

The latter part of the program is for continuous compounding. Given either rate, the other can be calculated.

The most common and straightforward definition of effective interest rate has been implemented. Occasionally other definitions will be used and the results will not compare exactly with those calculated by these programs. For example, since the maximum annual nominal rate that savings institutions can offer is regulated by law, they may modify the process (also regulated)

so that the effective rate is even higher (e.g., for daily compounding, the periodic rate may be divided by 360 and then compounding accomplished for 365 periods). It is important then, when attempting to match results, to understand the process employed.

### EQUATIONS:

finite compounding

$$EFF = \left(1 + \frac{NOM}{C}\right)^C - 1$$

continuous compounding

$$EFF = (e^{NOM} - 1)$$

### EXAMPLES:

1. An investment with monthly cash flows (implying monthly compounding) is said to have an annual effective yield (interest rate) of 21%. What annual (nominal) yield and periodic yield does this represent?
2. A bank offers a savings plan with a 5% annual nominal interest rate. What is the annual effective rate if compounding is continuous?

### SOLUTIONS:

```

100.00 ST00
12.00 ST01
21.00 ST03
    GSB1
19.21 *** Nom(%), annual

5.00 ST04
    GSB4
5.13 *** Effcont(%)
  
```

# User Instructions

STEP	INSTRUCTIONS	INPUT DATA/UNITS	KEYS		OUTPUT DATA/UNITS
1.	Key in the program		<input type="text"/>	<input type="text"/>	
2.	Enter constant and go to either step 3a for finite compounding or step 3b for continuous compounding	100	STO	0	
			<input type="text"/>	<input type="text"/>	
			<input type="text"/>	<input type="text"/>	
3a.	Enter		<input type="text"/>	<input type="text"/>	
	- The number of compounding periods/year	c/yr	STO	1	
	and one of the following:		<input type="text"/>	<input type="text"/>	
	- Annual nominal rate	Nom %	STO	2	
	or		<input type="text"/>	<input type="text"/>	
	- Annual effective rate	Eff %	STO	3	
			<input type="text"/>	<input type="text"/>	
4a.	Calculate the remaining rate		<input type="text"/>	<input type="text"/>	
	- Annual nominal rate		GSB	1	Nom %
	or		<input type="text"/>	<input type="text"/>	
	- Annual effective rate		GSB	2	Eff %
			<input type="text"/>	<input type="text"/>	
3b.	Enter one of the following:		<input type="text"/>	<input type="text"/>	
	- Annual nominal rate	Nom %	STO	4	
	or		<input type="text"/>	<input type="text"/>	
	- Annual effective rate for continuous compounding	Eff <sub>cont</sub> %	STO	5	
			<input type="text"/>	<input type="text"/>	
4b.	Calculate the remaining rate		<input type="text"/>	<input type="text"/>	
	- Annual nominal rate		GSB	3	Nom %
	or		<input type="text"/>	<input type="text"/>	
	- Annual effective rate for continuous compounding		GSB	4	Eff <sub>cont</sub> %
			<input type="text"/>	<input type="text"/>	
			<input type="text"/>	<input type="text"/>	
			<input type="text"/>	<input type="text"/>	

# Program Listings

01 *LBL1		48 -	
02 RCL3		49 RCL0	
03 RCL0		50 x	
04 ÷		51 R/S	*** Eff <sub>cont</sub>
05 1			
06 +			
07 RCL1			
08 1/X			
09 Y*			
10 1			
11 -			
12 RCL1			
13 x			
14 RCL0			
15 x			
16 R/S	*** Nom		
17 *LBL2			
18 RCL2			
19 RCL1			
20 RCL0			
21 x			
22 ÷			
23 1			
24 +			
25 RCL1			
26 Y*			
27 1			
28 -			
29 RCL0			
30 x	*** Eff		
31 R/S			
32 *LBL3			
33 RCL5			
34 RCL0			
35 ÷			
36 1			
37 +			
38 LN			
39 RCL0			
40 x			
41 R/S	*** Nom		
42 *LBL4			
43 RCL4			
44 RCL0			
45 ÷			
46 e <sup>x</sup>			
47 1			

## REGISTERS

0 100	1 C/yr	2 Nom	3 Eff	4 Nom	5 Eff <sub>cont</sub>
6	7	8	9	.0	.1
.2	.3	.4	.5	16	17
18	19	20	21	22	23
24	25	26	27	28	29

## LEASE VERSUS PURCHASE

This program calculates the present value of the cost of purchasing, CP, the present value of the cost of leasing, CL, and the net difference using the following equations:

$$CP = P + \frac{M(1+i)^n - 1}{i(1+i)^n} - \frac{SV}{(1+i)^n}$$

$$CL = L \frac{(1+i)^n - 1}{i(1+i)^n}$$

$$\text{Net Difference} = CP - CL$$

where

- P = purchase price
- M = maintenance costs, per period
- i = the opportunity interest rate, per period
- n = the number of periods (useful life)
- SV = salvage value
- L = lease payments

It also calculates the cost of purchasing after leasing for n periods.

$$OP = \frac{P - \text{Credits}}{(1+i)^n} + \frac{(L - M)(1+i)^n - 1}{i(1+i)^n}$$

where Credits = rental credits applied toward purchase

This program is adapted from HP-65 Users' Library program #01093A by Robert Dudugjian.

### Example:

Suppose a purchase price of \$14,972, maintenance of \$15/month, a salvage value at the end of 84 months of \$1,000 and lease payments of \$325/mo. Suppose further an opportunity rate of interest of .00757543 per month.

Suppose further that the equipment is leased for 12 months and then purchased with \$900 rental credits. What is the cost of doing this above the cost of outright purchasing? Suppose it is leased for 24 months with \$2000 rental credits.

### Solution:

```

14972.00 ST01
  325.00 ST04
0.00757543 ST05
  15.00 ST06
1000.00 ST07
  84.00 GSB1
15371.15 *** CP
      R/S
-4771.33 *** Net (since the answer is
              less than 0, it implies
              it is cheaper to pur-
              chase rather than to
              lease by $4771.33)
  900.00 ENT1
  12.00 GSB2
1424.73 *** OP1

2000.00 ENT1
  24.00 GSB2
2630.41 *** OP2 Cost of leasing for
              24 months before
              purchasing
  
```

[illegible]

# Program Listings

29

01 *LBL1		48 ST03	
02 GSB0		49 RTN	
03 RCL1			
04 RCL7			
05 RCL2			
06 X			
07 -			
08 RCL6			
09 RCL3			
10 X			
11 +			
12 R/S	*** CP		
13 RCL4			
14 RCL3			
15 X			
16 -			
17 R/S	*** CP - CL		
18 *LBL2			
19 GSB0			
20 RCL4			
21 RCL6			
22 -			
23 X			
24 X*Y	Credits		
25 RCL1			
26 -			
27 RCL2			
28 X			
29 -			
30 RCL1			
31 -			
32 R/S	*** OP		
33 *LBL0			
34 RCL5			
35 1			
36 +			
37 X*Y	n		
38 Y*			
39 1/X			
40 ST02			
41 LSTX	$(1 + i)^n$		
42 ENT1		*** "Print x" may	be inserted.
43 1			
44 -			
45 X			
46 RCL5			
47 ÷			

## REGISTERS

0	1 P	2 $1/(1 + i)^n$	3 $(1 + i)^n - 1$	4 L	5 i
6 M	7 SV	8	$i(1 + i)^n$	.0	.1
.2	.3	.4	5	16	17
18	19	20	21	22	23
24	25	26	27	28	29



## REAL ESTATE RENTAL INVESTMENT ANALYSIS

Using the equations below, this program solves for monthly rent or cash flow, gross return on investment, and taxable income.

$$\text{Cash flow \%} = \frac{\text{Rent/month} - \text{Cost/month}}{\text{Investment}/12}$$

$$\text{Gross growth return} = \text{Cash flow \%} + \frac{(P \times \text{Inflation rate}) + \text{Equity build-up}}{\text{Investment}}$$

$$\text{Depreciation/yr} = \frac{P - \text{Value of land (book value)}}{\text{depreciable life}}$$

$$\approx \frac{.7 P}{20}$$

$$\text{Taxable gain} = \text{Actual cash flow} - \text{depreciation}$$

$$\begin{aligned} \text{Taxable income (shelter if negative)} \\ = \text{Taxable gain} \times \text{tax bracket} \end{aligned}$$

This program is adapted from HP-65 Users' Library program #01216A by John Feemster

### Example:

A house is for sale for \$30,000 with an assumable 6 3/4% FHA Loan paid down to \$23,500. Payments of principle, interest, taxes, and insurance are \$239.17 per month. The place will rent for \$275.00/month. The investor is in the 30% tax bracket. The inflation rate is 7%. Determine the cash flow %, gross growth return, and taxable income from the investment.

### Solution:

```

30000.00 ST01
23500.00 -
6500.00 ***
          ST02
239.17 ST03
275.00 ST04
          GSB1
          GSB3
6.61 *** Cash flow (%)

23500.00 ENT1
6.75 ENT1
7.00 GSB4
58.67 *** Return (%)
30.00 R/S
199.13 *** Taxable income ($)
GT04

```



# Program Listings

01 *LBL1	initialize	48 RCL6	
02 1		49 +	
03 2		50 RCL2	
04 STX3	annual payments	51 ÷	
05 EEX		52 RCL5	
06 2		53 +	
07 ST00		54 RCL0	***gross return
08 ST÷5		55 x	
09 R/S		56 R/S	
10 *LBL2	calculate rent	57 RCL0	
11 RCL5		58 ÷	
12 RCL2		59 ST08	
13 x		60 RCL1	approx. bldg. value
14 RCL3		61 .	
15 +		62 7	
16 1		63 x	
17 2		64 2	depreciation, 20
18 ÷		65 0	year basis
19 ST04		66 ÷	
20 R/S	*** rent/month	67 CHS	
21 *LBL3	calculate cash flow	68 RCL5	
22 RCL4		69 RCL2	
23 1		70 x	
24 2		71 +	
25 x		72 RCL7	
26 RCL3		73 +	
27 -		74 RCL8	
28 RCL2		75 x	*** taxable \$
29 ÷		76 R/S	
30 ST05			
31 RCL0			
32 x			
33 R/S	*** Cash flow		
34 *LBL4	calculate gross		
35 RCL0	return on invest-		
36 ÷	ment		
37 RCL1			
38 x	growth due to		
39 ST06	inflation		
40 R/S			
41 x	approx. interest/yr		
42 RCL0			
43 ÷			
44 CHS			
45 RCL3		*** "Print x" may	be inserted.
46 +			
47 ST07			

## REGISTERS

0 100	1 Purch. price	2 Investment	3 Ann. pmts.	4 Rent/mo.	5 Cash flow
6 used	7 Equity gain	8 Tax bracket	9	.0	.1
.2	.3	.4	.5	16	17
18	19	20	21	22	23
24	25	26	27	28	29

## BREAK-EVEN ANALYSIS

This program solves the following equations for Break-Even point in units ( $BEP_u$ ), Break-even point in dollars ( $BEP_D$ ), Margin of Safety Ratio (M), and Profit or Loss:

### Computation Based on Units

- 1)  $BEP_u = \frac{F}{S-V}$
- 2)  $M = \frac{u-BEP_u}{u}$
- 3) Profit or Loss =  $u(S-V)-F$

### Computation Based on Dollars

- 1)  $BEP_D = \frac{F}{R}$
- 2)  $M = \frac{D-BEP_D}{D}$
- 3) Profit or Loss =  $DR-F$

where

- F = Total fixed costs  
 V = Variable cost per unit  
 S = Sales price per unit  
 u = Expected sales in units  
 D = Expected sales in dollars  
 R = Marginal income ratio =  $(S-V)/S$

NOTE: The margin of safety will generally have no meaning if expected sales are less than sales at the break-even point.

This program is adapted from HP-65 Users' Library program #01275A by Louis Martinez.

### EXAMPLE:

The Delux Publishing Company publishes a magazine with variable costs of \$0.40 and a sales price of \$0.50. The company has annual fixed cost of \$1,000,000.

Compute the following:

- 1) Break-even point in (a) units and (b) dollars.
- 2) (a) Profit or loss and (b) Margin of safety ratio for expected sales of 12,500,000 magazines.
- 3) (a) Profit or loss and (b) Margin of safety ratio for expected sales of \$20,000,000.
- 4) Sales volume in (a) units and (b) dollars needed to generate a profit of \$5,000,000.

### SOLUTION:

```

      0.40 ENT↑
      0.50 ENT↑
1000000.00 GSB1
1000000.00 *** BEP_u
              R/S
  5000000.00 *** BEP_D
12500000.00 GSB2
  250000.00 *** Profit
              R/S
      0.20 *** M
20000000.00 GSB3
 3000000.00 *** Profit
              R/S
      0.75 *** M
  5000000.00 ST+1
              GSB4
 60000000.00 *** BEP_u
              R/S
 30000000.00 *** BEP_D
  
```



# Program Listings

35

01 *LBL1			*** M
02 ST01			
03 R4			
04 ST02			
05 X=Y			
06 ST03			
07 -	S-V		
08 ST04			
09 RCL2			
10 ÷			
11 ST05	R		
12 *LBL4			
13 RCL1			
14 RCL5			
15 ÷			
16 ST07	BEP <sub>D</sub>		
17 RCL1			
18 RCL4			
19 ÷			
20 ST06			
21 R/S	*** BEP <sub>u</sub>		
22 X=Y			
23 R/S	*** BEP <sub>D</sub>		
24 *LBL2			
25 ST08			
26 RCL4			
27 x			
28 RCL1			
29 -			
30 R/S	*** Profit or Loss		
31 RCL8			
32 RCL6			
33 -			
34 RCL8			
35 ÷			
36 R/S	*** M		
37 *LBL3			
38 ST08			
39 RCL5			
40 x			
41 RCL1			
42 -			
43 R/S	*** Profit or Loss		
44 RCL8			
45 RCL7			
46 -			
47 RCL8			

\*\*\* "Printx" may be inserted to replace "R/S".

REGISTERS					
0	1 F	2 S	3 V	4 S-V	5 R
6 BEP <sub>u</sub>	7 BEP <sub>D</sub>	8 u or D	9	.0	.1
.2	.3	.4	.5	16	17
18	19	20	21	22	23
24	25	26	27	28	29

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