

	Qualified Leasehold Improvement Property	Qualified Restaurant Property	Qualified Retail Improvement Property	Qualified Improvement Property
MACRS Recovery Period	15	15	15	39
Eligible for special (bonus) depreciation?	Yes	No <sup>1</sup>	Yes <sup>2</sup>	Yes
Eligible for Section 179 deduction?	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Must be placed in service more than 3 years after building is placed in service?	Yes	No	Yes	No
Must be made pursuant to a lease?	Yes	No	No	No

<sup>1</sup>*Exception:* If property also meets the definition of qualified leasehold improvements or qualified improvement property, it qualifies for special depreciation.

<sup>2</sup>As of Jan. 1, 2016, qualified retail improvements are, by definition, bonus-eligible because they are also qualified improvement property. Previously ineligible unless exception above was met.

<sup>3</sup>Heating and air conditioning units are not eligible.