



**Cash Flow from Sale (Before Tax)**

Sale Price		\$	5,205,434
Less: Real Estate Commission			260,272
Selling Expenses			6,000
Legal Expenses			3,000
Net Sale Price			<u>4,936,162</u>
Less: Mortgage Repayment			<u>1,594,349</u>
<b>Cash Flow from Sale (Before Tax)</b>			<b><u>3,341,813</u></b>

**Cash Flow from Sale (After Tax)**

Net Sale Price			4,936,162
Less: Capital Gains Tax			
Net Sale Price		4,936,162	
Less Cost Basis		<u>3,570,000</u>	
Capital Gains	1,366,162	x 15.00%	204,924
Less: Recaptured Depreciation Tax			
Tax Value of Improvements on Sale		2,570,000	
Less Adjusted Basis		<u>1,643,304</u>	
Recaptured Depreciation	926,696	x 25.00%	<u>231,674</u>
Net Proceeds (After Tax)			4,499,564
Less: Mortgage Repayment			<u>1,594,349</u>
<b>Cash Flow from Sale (After Tax)</b>			<b><u>2,905,214</u></b>