

## **Cash Flow from Sale**

June 08, 2008 Investor Express

Parklane Place 40 Unit Apartment Building Investor Express Investment Analysis Rental Units Examplement Analysis Rental Apartment Building

## 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				4,936,162
Less: Mortgage Repayment				1,594,349
Cash Flow from Sale (Before Tax)				3,341,813
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	3,570,000		
	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	1,643,304		
	Recaptured Depreciation	n 926,696 x 25.00%		231,674
Net Proceeds (After Tax)				4,499,564
Less:	Mortgage Repayment			1,594,349
Cash Flow from Sale (After Tax)				2,905,214