

Cash Flow from Sale

Parklane Place 40 Unit Apartment Building Investment Analysis Rental Units Example

March 23, 2008 Investor Pro Rental Apartment Building

3,260,600

Cash Flow from Sale (Before Tax)

Cash Flow from Sale (After Tax)

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Sale Pric			\$ 6,780,955	
	Real Estate Commission		339,048	
	Selling Expenses		6,000	
l	Legal Expenses	<u>-</u>	3,000)
Net Sale Price			6,432,908	3
Less: Mortgage Repayment			2,474,042	2
Cash Flow from Sale (Before Tax)			3,958,865	5
Cash Flow fro	om Sale (After Tax)			
Net Sale Price			6,432,908	3
Less:	Capital Gains Tax			
	Net Sale Price	6,432,908		
	Less Cost Basis	5,100,000		
	Capital Gains	1,332,908 x 42.00% x 50.00%	279,911	1
Less:	Recaptured Depreciation Tax			
	Tax Value of Improvements on Sale	3,100,000		
	Less Undepreciated Balance	2,103,918		
	Recaptured Depreciation	996,082 x 42.00%	418,354	1_
Net Proceeds (After Tax)			5,734,642	2
Less:	Mortgage Repayment	_	2,474,042	<u>2</u>