



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

Sale Price		\$	5,010,556
Less: Real Estate Commission			250,528
Selling Expenses			6,000
Legal Expenses			3,000
Net Sale Price			<u>4,751,028</u>
Less: Mortgage Repayment			<u>1,594,349</u>
<b>Cash Flow from Sale (Before Tax)</b>			<b><u>3,156,679</u></b>

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

Net Sale Price			4,751,028
Less: Capital Gains Tax			
Net Sale Price		4,751,028	
Less Cost Basis		<u>3,570,000</u>	
Capital Gains	1,181,028	x 15.00%	177,154
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)			4,342,200
Less: Mortgage Repayment			<u>1,594,349</u>
<b>Cash Flow from Sale (After Tax)</b>			<b><u>2,747,851</u></b>