

## Cash Flow from Sale

Cedar Place Office Park Buy v Lease Analysis Office March 06, 2008 Investor Pro Buy v Lease Web Site

## Cash Flow from Sale (Before Tax)

Sale Price		\$ 1,199,009
Less: Real	Estate Commission	59,950
Sellir	ng Expenses	7,000
Net Sale Pric	e	1,132,058
Less: Mortga	ge Repayment	473,326
Cash Flow from Sale (Before Tax)		658,732
Cash Flow from S	Sale (After Tax)	
Net Sale Pric	pe e	1,132,058
Less: Capi	tal Gains Tax	
Ne	et Sale Price 1,132,058	
Le	ess Cost Basis850,000	
	Capital Gains 282,058 x 42.00%	x 50.00% 59,232
Less: Reca	aptured Depreciation Tax	
Та	x Value of Improvements on Sale 550,000	
Le	ss Undepreciated Balance 373,276	
	Recaptured Depreciation 176,724 x 42.00%	74,224
Net Proceeds (After Tax)		998,602
Less: Morto	473,326	
Cash Flow fr	525,276	