## COMPANY

## **Cash Flow from Sale**

Parklane Place 40 Unit Apartment Building Investment Analysis Rental Units Example

March 22, 2008 Investor Pro Rental Apartment Building Monthly

## Cash Flow from Sale (Before Tax)

| Sale P                           | Sale Price                        |                    |  | 5,010,556 |
|----------------------------------|-----------------------------------|--------------------|--|-----------|
| Less:                            | Real Estate Commission            |                    |  | 250,528   |
|                                  | Selling Expenses                  |                    |  | 6,000     |
|                                  | Legal Expenses                    |                    |  | 3,000     |
| Net Sale Price                   |                                   |                    |  | 4,751,028 |
| Less: Mortgage Repayment         |                                   |                    |  | 1,594,349 |
| Cash Flow from Sale (Before Tax) |                                   |                    |  | 3,156,679 |
| 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                   | 3,570,000          |  |           |
|                                  | 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               | 1,643,304          |  |           |
|                                  | Recaptured Depreciation           | 926,696 x 25.00%   |  | 231,674   |
| Net Proceeds (After Tax)         |                                   |                    |  | 4,342,200 |
| Less: Mortgage Repayment         |                                   |                    |  | 1,594,349 |
| Cash Flow from Sale (After Tax)  |                                   |                    |  | 2,747,851 |
|                                  |                                   |                    |  |           |