

**Cash Flow from Sale**  
Pentium Place  
12,000 Sq. Ft Office Building

September 28, 2009  
Investit Decisions  
Real Estate Investment Yearly

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

|   |  |    |                  |
|---|--|----|------------------|
| Sale Price                              |  | \$ | 2,428,090        |
| Less: Real Estate Commission            |  |    | 121,404          |
| Selling Expenses                        |  |    | 24,281           |
| Legal                                   |  |    | 48,562           |
| Net Sale Price                          |  |    | 2,233,842        |
| Less: Mortgage Repayment                |  |    | 744,915          |
| <b>Cash Flow from Sale (Before Tax)</b> |  |    | <b>1,488,927</b> |

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

|  |           |               |                  |
|--|-----------|---------------|------------------|
| Net Sale Price                         |           |               | 2,233,842        |
| Less: Capital Gains Tax                |           |               |                  |
| Net Sale Price                         | 2,233,842 |               |                  |
| Less Cost Basis                        | 1,648,000 |               |                  |
| Capital Gains                          | 585,842   | x 33.00% x 0% | -                |
| Less: Recaptured Depreciation Tax      |           |               |                  |
| Tax Value of Improvements on Sale      | 1,000,000 |               |                  |
| Less Undepreciated Balance             | 678,683   |               |                  |
| Recaptured Depreciation                | 321,317   | x 33.00%      | 106,035          |
| Net Proceeds (After Tax)               |           |               | 2,127,808        |
| Less: Mortgage Repayment               |           |               | 744,915          |
| <b>Cash Flow from Sale (After Tax)</b> |           |               | <b>1,382,893</b> |