



Cash Flow from Sale (Before Tax)

Sale Price		\$	1,199,009
Less: Real Estate Commission			59,950
Selling Expenses			7,000
Net Sale Price			<u>1,132,058</u>
Less: Mortgage Repayment			<u>475,068</u>
Cash Flow from Sale (Before Tax)			656,991

Cash Flow from Sale (After Tax)

Net Sale Price			1,132,058
Less: Capital Gains Tax			
Net Sale Price		1,132,058	
Less Cost Basis		<u>850,000</u>	
Capital Gains		282,058	x 15.00%
			<u>42,309</u>
Less: Recaptured Depreciation Tax			
Tax Value of Improvements on Sale		550,000	
Less Adjusted Basis		<u>410,157</u>	
Recaptured Depreciation		139,843	x 25.00%
			<u>34,961</u>
Net Proceeds (After Tax)			1,054,789
Less: Mortgage Repayment			<u>475,068</u>
Cash Flow from Sale (After Tax)			579,721