

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			<u>2,233,842</u>
Less: Mortgage Repayment			<u>747,016</u>
Cash Flow from Sale (Before Tax)			1,486,826

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		<u>1,648,000</u>	
Capital Gains	585,842	x 15.00%	87,876
Less: Recaptured Depreciation Tax			
Tax Value of Improvements on Sale		1,000,000	
Less Adjusted Basis		<u>745,744</u>	
Recaptured Depreciation	254,256	x 25.00%	<u>63,564</u>
Net Proceeds (After Tax)			2,082,402
Less: Mortgage Repayment			<u>747,016</u>
Cash Flow from Sale (After Tax)			1,335,386