

Cash Flow from Sale
 Plaza 500
 15,000 Sq. Ft Office Building

February 03, 2011
 Investor Pro
 Hold versus Sell Office Monthly

Cash Flow from Sale (Before Tax)

| | | | |
|---|--|----|------------------|
| Sale Price | | \$ | 5,174,000 |
| Less: Real Estate Commission | | | 258,700 |
| Selling Expenses | | | 103,480 |
| Legal Fees | | | 51,740 |
| Net Sale Price | | | 4,760,080 |
| Less: Mortgage Repayment | | | 1,596,797 |
| Cash Flow from Sale (Before Tax) | | | 3,163,283 |

Cash Flow from Sale (After Tax)

| | | | |
|--|-----------|-------------------|------------------|
| Net Sale Price | | | 4,760,080 |
| Less: Capital Gains Tax | | | |
| Net Sale Price | 4,760,080 | | |
| Less Cost Basis | 2,550,000 | | |
| Capital Gains | 2,210,080 | x 37.00% x 50.00% | 408,865 |
| Less: Recaptured Depreciation Tax | | | |
| Tax Value of Improvements on Sale | 2,550,000 | | |
| Less Undepreciated Balance | 1,709,641 | | |
| Recaptured Depreciation | 840,359 | x 37.00% | 310,933 |
| Net Proceeds (After Tax) | | | 4,040,282 |
| Less: Mortgage Repayment | | | 1,596,797 |
| Cash Flow from Sale (After Tax) | | | 2,443,486 |