



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

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			<u>4,760,080</u>
Less: Mortgage Repayment			<u>1,590,542</u>
<b>Cash Flow from Sale (Before Tax)</b>			<b>3,169,538</b>

**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		<u>3,000,000</u>	
Capital Gains	1,760,080	x 15.00%	264,012
Less: Recaptured Depreciation Tax			
Tax Value of Improvements on Sale		3,000,000	
Less Adjusted Basis		<u>1,744,923</u>	
Recaptured Depreciation	1,255,077	x 25.00%	<u>313,769</u>
Net Proceeds (After Tax)			4,182,299
Less: Mortgage Repayment			<u>1,590,542</u>
<b>Cash Flow from Sale (After Tax)</b>			<b>2,591,756</b>