HOW MUCH WILL MY CASH FLOW INCREASE BY EXCHANGING?

907-917 Atlantic Ave
Brooklyn, NY

SALES PRICE: $12,000,000
CAP RATE: 0.00%
NET CASH FLOW: $0.00

PAY 36.3% CAPITAL GAINS TAX

1031 EXCHANGE
ZERO MANAGEMENT

$12,000,000
-$4,971,899
$7,028,101
AFTER CAPITAL GAINS TAX NET PROCEEDS

SALES PRICE: $11,526,000
CAP RATE: 5.03%
CURRENT CASH FLOW: $580,426

Marcus & Millichap