

HOW MUCH WILL MY CASH FLOW INCREASE BY EXCHANGING?



**235 East 2nd Street
Brooklyn, NY**

**SALES PRICE: \$4,300,000
CAP RATE: 4.16%
NET CASH FLOW: \$178,852**

**PAY 36.3% CAPITAL
GAINS TAX**

**1031 EXCHANGE
ZERO MANAGEMENT**

\$4,300,000

-\$1,810,572

\$2,489,428

**AFTER CAPITAL GAINS
TAX NET PROCEEDS**



**SALES PRICE: \$3,651,253
CAP RATE: 5.15%
CURRENT CASH FLOW: \$188,040**