

# HOW MUCH WILL MY CASH FLOW INCREASE BY EXCHANGING?



**314-316 50th Street, Brooklyn**

**SALES PRICE: \$2,700,000**  
**CAP RATE: 4.41%**  
**NET CASH FLOW: \$119,000**

**PAY 36.3% CAPITAL GAINS TAX**

**1031 EXCHANGE  
ZERO MANAGEMENT**

**\$2,700,000**  
**-\$1,137,789**  
**\$1,562,211**

**AFTER CAPITAL GAINS  
TAX NET PROCEEDS**



**PURCHASE PRICE: \$2,525,000**  
**CAP RATE: 5.75%**  
**CURRENT CASH FLOW: \$145,094**