

HOW MUCH WILL MY CASH FLOW INCREASE BY EXCHANGING?



34-27 37th Street

SALES PRICE: \$2,475,000
CAP RATE: 3.92%
MORTGAGE: \$600,000
NET CASH FLOW: \$50,916

PAY 36.3% CAPITAL GAINS TAX

1031 EXCHANGE
ZERO MANAGEMENT



PURCHASE PRICE: \$2,109,100
CAP RATE: 5.00%
MORTGAGE: \$700,000
CURRENT CASH FLOW: \$61,487

\$2,475,000
-\$1,523,389
\$951,611
AFTER CAPITAL GAINS
TAX NET PROCEEDS