

HOW MUCH WILL MY CASH FLOW INCREASE BY EXCHANGING?



341 Lincoln Place
Brooklyn, NY

SALES PRICE: \$2,925,000
CAP RATE: 4.07%
NET CASH FLOW: \$113,930

PAY 37% CAPITAL GAINS TAX

**1031 EXCHANGE
ZERO MANAGEMENT**

\$2,925,000

-\$964,543

\$1,960,457

**AFTER CAPITAL GAINS
TAX NET PROCEEDS**



SALES PRICE: \$2,514,508
CAP RATE: 5.9
NET CASH FLOW: \$148,536