

HOW MUCH WILL MY CASH FLOW INCREASE BY EXCHANGING?



**370 East 23rd Street
Brooklyn, NY**

**SALES PRICE: \$3,950,000
CAP RATE: 4.49%
NET CASH FLOW: \$177,388**

**PAY 37% CAPITAL
GAINS TAX**

**1031 EXCHANGE
ZERO MANAGEMENT**

**\$3,950,000
-\$1,303,038
\$2,646,962**

**AFTER CAPITAL GAINS
TAX NET PROCEEDS**



**SALES PRICE: \$4,645,000
CAP RATE: 5.9%
NET CASH FLOW: \$274,055**