

# HOW MUCH WILL MY CASH FLOW INCREASE BY EXCHANGING?



**3 East 3rd Street  
Manhattan, NY**

**SALES PRICE: \$11,500,000  
CAP RATE: 0.00%  
NET CASH FLOW: \$0.00**

**PAY 37% CAPITAL  
GAINS TAX**

**1031 EXCHANGE  
ZERO MANAGEMENT**

**\$11,500,000**

**-\$3,796,345**

**\$7,703,655**

**AFTER CAPITAL GAINS  
TAX NET PROCEEDS**



**SALES PRICE: \$10,000,000  
CAP RATE: 7.5%  
CURRENT CASH FLOW: \$750,000**