

HOW MUCH WILL MY CASH FLOW INCREASE BY EXCHANGING?



40 Nostrand Street
PRICE: \$ 2,000,000
CAP RATE: 4.91%
NET CASH FLOW: \$98,250

PAY 37% CAPITAL GAINS TAX

1031 EXCHANGE
ZERO MANAGEMENT

\$2,000,000

-\$868,865

\$1,131,135

**AFTER CAPITAL GAINS
TAX NET PROCEEDS**



PURCHASE PRICE: \$2,020,000
CAP RATE: 6.46%
CURRENT CASH FLOW: \$130,413