

# HOW MUCH WILL MY CASH FLOW INCREASE BY EXCHANGING?



528-530 Bergen Street  
PRICE: \$8,600,000  
CAP RATE: 5.84%  
NET CASH FLOW: \$501,995

PAY 37% CAPITAL GAINS TAX

1031 EXCHANGE  
ZERO MANAGEMENT

\$8,600,000  
-\$3,458,034

**\$5,141,966**

**AFTER CAPITAL GAINS  
TAX NET PROCEEDS**



PURCHASE PRICE: \$8,930,101  
CAP RATE: 6.46%  
CURRENT CASH FLOW: \$577,084