

SALE PROCEEDS CASH FLOW WORKSHEET

CLIENT NAME	MORTGAGE PRINCIPAL BALANCES			
PROPERTY LOCATION		1ST MORTGAGE	2ND MORTGAGE	TOTAL
PROPERTY TYPE	Year:			
	Year:			
	Year:			
	Year:			
	Year:			

RECAPTURED CAPITAL COST ALLOWANCE			
LINE		PROJECTED SALE PRICE:	PROJECTED SALE PRICE:
1	Acquisition Price		
2	- Total Soft Costs		
3	- Original Land Allocation		
4	= Improvement Allocation at Purchase		
5	+ Capital Improvements		
6	- CCA Taken		
7	= UCC Improvements at Sale		
8	Improvement Allocation on Sale		
9	The Lesser of Line 4 or Line 8		
10	- UCC Improvements at Sale (Line 7)		
11	= RCCA		

ADJUSTED COST BASE			
12	Acquisition Price		
13	- Soft Costs Allocated		
14	+ Capitalized Items		
15	+ Unamortized Soft Costs		
16	- Partial Sales		
17	= Adjusted Cost Base at Sale		

GAIN OR CAPITAL GAIN			
18	Sale Price		
19	- Adjusted Cost Base at Sale (Line 17)		
20	- Costs of Sale		
21	= Gain or Capital Gain		
22	- Capital Gain Exemption		
23	= Capital Gain		
24	Taxable Capital Gain (____ %)		

TAX LIABILITY ON SALE			
25	RCCA (Line 11)		
26	+ Gain OR Taxable Capital Gain		
27	- Unamortized Expenses		
28	= Taxable Income on Sale		
29	x Marginal Tax Rate		
30	= Tax Liability on Sale		

SALES PROCEEDS			
31	Sale Price (Line 18)		
32	- Costs of Sale (Line 20)		
33	- Mortgage Balances (from top of form)		
34	= Proceeds Before Taxes		
35	- Tax Liability on Sale (Line 30)		
36	= Sale Proceeds After Tax		