

Alternative Cash Sales Worksheet

Mortgage Balances

	End of Year:	1	2	3	4	5
Principal Balance - 1st Mortgage						
Principal Balance - 2nd Mortgage						
TOTAL UNPAID BALANCE						

Calculation of Sale Proceeds

PROJECTED SALES PRICE _____

CALCULATION OF ADJUSTED BASIS:

1 Basis at Acquisition				
2 +Capital Additions				
3 -Cost Recovery (Depreciation) Taken				
4 -Basis in Partial Sales				
5 =Adjusted Basis at Sale				

CALCULATION OF CAPITAL GAIN ON SALE:

6 Sale Price				
7 -Costs of Sale				
8 -Adjusted Basis at Sale (Line 5)				
9 -Participation Payment on Sale				
10 =Gain or (Loss)				
11 -Straight Line Cost Recovery (limited to gain)				
12 -Suspended Losses				
13 =Capital Gain from Appreciation				

ITEMS TAXED AS ORDINARY INCOME:

14 Unamortized Loan Fees/Costs (negative)				
15 +				
16 =Ordinary Taxable Income				

CALCULATION OF SALES PROCEEDS AFTER TAX:

17 Sale Price				
18 -Cost of Sale				
19 +Balance of Funded Reserves				
20 -Mortgage Balance(s)				
21 -Participation Payments on Sale				
22 =Sale Proceeds Before Tax				
23 -Tax (Savings): Ordinary Income at 36% of line 16				
24 -Tax: Straight Line Recapture at 25% of line 11				
25 -Tax on Capital Gains at 20% of line 13				
26 =SALE PROCEEDS AFTER TAX				

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