

Taxable Income Report on Rental Activity and Property Sale

Taxable Income Analysis - Operations

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income from Report	\$ 119,563	\$ 126,901	\$ 134,626	\$ 142,758	\$ 151,317	\$ 160,326	\$ 169,807	\$ 179,784	\$ 190,282	\$ 201,328
Tax Depreciation	(40,616)	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)
Points Amortization	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #1	(103,792)	(111,977)	(110,586)	(109,103)	(107,520)	(105,832)	(104,030)	(102,108)	(100,057)	(97,868)
Interest Expense - Mortgage #2	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #3	-	-	-	-	-	-	-	-	-	-
Operating Taxable Income (Loss)	\$ (24,844)	\$ (27,457)	\$ (18,342)	\$ (8,727)	\$ 1,415	\$ 12,113	\$ 23,395	\$ 35,294	\$ 47,844	\$ 61,078
Fed & State Tax Rate on Rental Income	43.00%	43.00%	43.00%	43.00%	43.00%	43.00%	43.00%	43.00%	43.00%	43.00%
Tax (Expense) Benefit from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (17,497)	\$ (26,263)
Subject to Suspended Loss Rules?	<input checked="" type="button" value="Yes"/>	<input type="button" value="Help"/>								

Taxable Income Analysis - Property Sale

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Adjusted Projected Sales Price	\$ 3,301,485	\$ 3,532,589	\$ 3,779,870	\$ 4,044,461	\$ 4,327,573	\$ 4,630,504	\$ 4,954,639	\$ 5,301,463	\$ 5,672,566	\$ 6,069,646
Original Cost of Property	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)
Improvements Made	-	-	-	-	-	-	-	-	-	-
Amortization Points Paid	-	-	-	-	-	-	-	-	-	-
Gain or (Loss) on Property	(28,515)	202,589	449,870	714,461	997,573	1,300,504	1,624,639	1,971,463	2,342,566	2,739,646
Accumulated Depreciation/Amortization	40,616	82,998	125,380	167,761	210,143	252,525	294,907	337,289	379,670	422,052
Taxable Gain (Loss) on Property Sale	\$ 12,101	\$ 285,587	\$ 575,250	\$ 882,222	\$ 1,207,717	\$ 1,553,029	\$ 1,919,546	\$ 2,308,752	\$ 2,722,236	\$ 3,161,698
Capital Gain & State Rate on Sale	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%
Income Tax (Expense) Benefit	-	-	-	-	-	-	-	-	-	-
Recapture Tax (if any)	-	-	-	-	-	-	-	-	-	-
Total Tax (Expense) Benefit from Sale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Taxable Income Report on Rental Activity and Property Sale

Taxable Income Analysis - Operations

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Net Operating Income from Report	212,949	225,174	238,034	251,561	265,789	280,753	296,491	313,040	330,443	348,743
Tax Depreciation	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)	(42,382)
Points Amortization	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #1	(95,533)	(93,042)	(90,383)	(87,547)	(84,521)	(81,292)	(77,847)	(74,171)	(70,249)	(66,064)
Interest Expense - Mortgage #2	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #3	-	-	-	-	-	-	-	-	-	-
Operating Taxable Income (Loss)	\$ 75,034	\$ 89,750	\$ 105,269	\$ 121,632	\$ 138,886	\$ 157,080	\$ 176,262	\$ 196,488	\$ 217,813	\$ 240,297
Fed & State Tax Rate on Rental Income	43.00%	43.00%	43.00%	43.00%	43.00%	43.00%	43.00%	43.00%	43.00%	43.00%
Tax (Expense) Benefit from Operations	\$ (32,264)	\$ (38,593)	\$ (45,266)	\$ (52,302)	\$ (59,721)	\$ (67,544)	\$ (75,793)	\$ (84,490)	\$ (93,660)	\$ (103,328)

Taxable Income Analysis - Property Sale

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Adjusted Projected Sales Price	\$ 6,494,521	\$ 6,949,137	\$ 7,435,577	\$ 7,956,067	\$ 8,512,992	\$ 9,108,901	\$ 9,746,524	\$ 10,428,781	\$ 11,158,796	\$ 11,939,911
Original Cost of Property	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)	(3,330,000)
Improvements Made	-	-	-	-	-	-	-	-	-	-
Amortization Points Paid	-	-	-	-	-	-	-	-	-	-
Gain or (Loss) on Property	3,164,521	3,619,137	4,105,577	4,626,067	5,182,992	5,778,901	6,416,524	7,098,781	7,828,796	8,609,911
Accumulated Depreciation/Amortization	464,434	506,816	549,198	591,580	633,961	676,343	718,725	761,107	803,489	845,870
Taxable Gain (Loss) on Property Sale	\$ 3,628,955	\$ 4,125,953	\$ 4,654,774	\$ 5,217,647	\$ 5,816,953	\$ 6,455,244	\$ 7,135,249	\$ 7,859,888	\$ 8,632,284	\$ 9,455,782
Capital Gain & State Rate on Sale	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%
Income Tax (Expense) Benefit	-	-	-	-	-	-	-	-	-	-
Recapture Tax (if any)	-	-	-	-	-	-	-	-	-	-
Total Tax (Expense) Benefit from Sale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -