

Adrian Apartments II555 Peachtree St
Atlanta GA 30303**Cash Flow Analysis**Your Name Here
404-555-1212

Property Resale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5
Projected Sales Price	\$ 494,588	\$ 506,409	\$ 518,486	\$ 530,824	\$ 543,429
Less: Selling Expenses	(29,675)	(30,385)	(31,109)	(31,849)	(32,606)
Adjusted Projected Sales Price	\$ 464,913	\$ 476,025	\$ 487,377	\$ 498,975	\$ 510,823
Less: Mortgage(s) Balance Payoff	(336,709)	(333,172)	(329,369)	(325,282)	(320,888)
SALE PROCEEDS Before Taxes	\$ 128,204	\$ 142,853	\$ 158,008	\$ 173,693	\$ 189,935
Income Taxes from Sale: Benefit (Expense)	(10,194)	(15,240)	(20,359)	(25,551)	(30,819)
SALE PROCEEDS After Taxes	\$ 118,010	\$ 127,613	\$ 137,649	\$ 148,142	\$ 159,116

Cash Position					
Cash Generated in Current Year	\$ 7,023	\$ 8,568	\$ 9,133	\$ 9,706	\$ 10,287
Cash Generated in Previous Years	n/a	7,023	15,591	24,724	34,430
Cash Generated from Property Sale	118,010	127,613	137,649	148,142	159,116
Original Initial Investment	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)
Total Potential CASH Generated	\$ 40,033	\$ 58,203	\$ 77,373	\$ 97,571	\$ 118,832

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Property Resale Analysis	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Sales Price	\$ 556,305	\$ 569,459	\$ 582,896	\$ 596,623	\$ 610,644
Less: Selling Expenses	(33,378)	(34,168)	(34,974)	(35,797)	(36,639)
Adjusted Projected Sales Price	<u>\$ 522,927</u>	<u>\$ 535,291</u>	<u>\$ 547,922</u>	<u>\$ 560,825</u>	<u>\$ 574,006</u>
Less: Mortgage(s) Balance Payoff	(316,164)	(311,087)	(305,629)	(299,762)	(293,455)
SALE PROCEEDS Before Taxes	<u>\$ 206,762</u>	<u>\$ 224,204</u>	<u>\$ 242,293</u>	<u>\$ 261,063</u>	<u>\$ 280,551</u>
Income Taxes from Sale: Benefit (Expense)	(36,163)	(41,586)	(47,089)	(52,673)	(58,340)
SALE PROCEEDS After Taxes	<u><u>\$ 170,599</u></u>	<u><u>\$ 182,618</u></u>	<u><u>\$ 195,205</u></u>	<u><u>\$ 208,391</u></u>	<u><u>\$ 222,211</u></u>

Cash Position					
Cash Generated in Current Year	\$ 10,875	\$ 11,470	\$ 12,072	\$ 12,680	\$ 13,295
Cash Generated in Previous Years	44,716	55,591	67,061	79,132	91,813
Cash Generated from Property Sale	170,599	182,618	195,205	208,391	222,211
Original Initial Investment	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)
Total Potential CASH Generated	<u><u>\$ 141,190</u></u>	<u><u>\$ 164,679</u></u>	<u><u>\$ 189,337</u></u>	<u><u>\$ 215,204</u></u>	<u><u>\$ 242,319</u></u>