

Adrian Property

1212 Manin Dr

Atlanta GA 30027

# Income Tax Analysis



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	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
<b>Projected Sales Price</b>	<b>\$ 225,000</b>	<b>\$ 225,000</b>	<b>\$ 225,000</b>	<b>\$ 225,000</b>	<b>\$ 225,000</b>	<b>\$ 225,000</b>
Estimated Selling Expenses	(13,500)	(13,500)	(13,500)	(13,500)	(13,500)	(13,500)
Cumulative Improvements Made	(6,850)	(14,350)	(22,800)	(22,800)	(22,800)	(22,800)
Amortization Points Paid	(2,205)	(2,205)	(2,205)	(2,205)	(2,205)	(2,205)
Interest Expense	(912)	(1,852)	(2,825)	(3,782)	(4,722)	(5,646)
Prepayment Penalty <i>(if any)</i>	-	-	-	-	-	-
Other Holding Expenses Less Rents <i>(if Any)</i>	(1,083)	(1,416)	(1,749)	(2,082)	(2,415)	(2,748)
Original Cost of Property	(157,500)	(157,500)	(157,500)	(157,500)	(157,500)	(157,500)
<b>Taxable Gain (Loss) on Property Sale</b>	<b>\$ 42,950</b>	<b>\$ 34,177</b>	<b>\$ 24,421</b>	<b>\$ 23,131</b>	<b>\$ 21,858</b>	<b>\$ 20,601</b>
Combined Federal & State Tax Rate	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%
<b>Tax (Expense) Benefit from Sale</b>	<b>(12,026)</b>	<b>(9,570)</b>	<b>(6,838)</b>	<b>(6,477)</b>	<b>(6,120)</b>	<b>(5,768)</b>