

IRA / ROTH / 401k

Duplex

Best Case

Taxable Income Analysis - Operations

	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income from Report	\$ 20,502	\$ 21,200	\$ 21,920	\$ 22,663	\$ 23,431
Tax Depreciation	(4,530)	(4,727)	(4,727)	(4,727)	(4,727)
Points Amortization	-	-	-	-	-
Interest Expense - Mortgage #1	(6,129)	(6,605)	(6,515)	(6,420)	(6,319)
Interest Expense - Mortgage #2	-	-	-	-	-
Interest Expense - Mortgage #3	-	-	-	-	-
Operating Taxable Income (Loss)	\$ 9,843	\$ 9,867	\$ 10,677	\$ 11,516	\$ 12,384
Unrelated Debt-Financed Income (UDIF) %	70.61%	71.86%	73.14%	74.44%	75.75%
Unrelated Debt-Financed Income (UDIF)	6,950	7,090	7,809	8,572	9,381
Net Operating Loss Deduction - (NOL)	-	-	-	-	-
UBIT Deduction	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Unrelated Business Taxable Income (UBIT)	5,950	6,090	6,809	7,572	8,381
UBIT Expense from Operations	(1,658)	(1,706)	(1,950)	(2,209)	(2,521)

Taxable Income Analysis - Property Sale

	Year 1	Year 2	Year 3	Year 4	Year 5
Adjusted Projected Sales Price	\$ 157,920	\$ 165,816	\$ 174,107	\$ 182,812	\$ 191,953
Original Cost of Property	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)
Improvements Made	-	-	-	-	-
Amortization Points Paid	-	-	-	-	-
Gain or (Loss) on Property	(2,080)	5,816	14,107	22,812	31,953
Accumulated Depreciation/Amortization	4,530	9,258	13,985	18,712	23,439
Taxable Gain (Loss) on Property Sale	\$ 2,450	\$ 15,074	\$ 28,092	\$ 41,524	\$ 55,392
Unrelated Debt-Financed Income (UDIF) %	71.01%	72.33%	73.66%	75.01%	76.38%
Unrelated Debt-Financed Income (UDIF)	1,740	10,903	20,691	31,146	42,308
Net Operating Loss Deduction - (NOL)	-	-	-	-	-
UBIT Deduction	-	-	-	-	-
Unrelated Business Taxable Income (UBIT)	\$ 1,740	\$ 10,903	\$ 20,691	\$ 31,146	\$ 42,308
Capital Gain & State Rate on Sale	11.00%	21.00%	21.00%	21.00%	21.00%
UBIT Tax	(191)	(2,290)	(4,345)	(6,541)	(8,885)
Unrecaptured Section 1250 Tax (if any)	(348)	(670)	(1,030)	(1,404)	(1,790)
UBIT Expense from Sale	\$ (539)	\$ (2,959)	\$ (5,375)	\$ (7,944)	\$ (10,675)