

Bank Owned - REO

1463 Leland Dr

Decatur GA 30037

Income Tax Analysis



Jeffrey Sandford
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	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Projected Sales Price	\$ 299,000	\$ 299,000	\$ 299,000	\$ 299,000	\$ 299,000	\$ 299,000
Estimated Selling Expenses	(20,930)	(20,930)	(20,930)	(20,930)	(20,930)	(20,930)
Cumulative Improvements Made	(8,095)	(11,195)	(11,595)	(11,595)	(11,595)	(11,595)
Interest Expense	(2,023)	(3,984)	(5,911)	(7,832)	(9,754)	(11,676)
Other Holding Expenses Less Rents <i>(if Any)</i>	803	1,606	2,409	3,212	4,015	4,818
Original Cost of Property	(205,000)	(205,000)	(205,000)	(205,000)	(205,000)	(205,000)
Taxable Gain (Loss) on Property Sale	\$ 63,755	\$ 59,497	\$ 57,973	\$ 56,855	\$ 55,736	\$ 54,617
Combined Federal & State Tax Rate	34.00%	34.00%	34.00%	34.00%	34.00%	34.00%
Tax (Expense) Benefit from Sale	(21,677)	(20,229)	(19,711)	(19,331)	(18,950)	(18,570)

Each month is a separate profit calculation assuming the property sale occurs in that month.