



1031 Accommodators®, LLC



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## Calculate Capital Gains

### STEP 1. Net Adjusted Basis

\$	<input type="text"/>	Original Purchase Price
+ \$	<input type="text"/>	Improvements
- \$	<input type="text"/>	Estimated Depreciation
	<input type="text"/>	<b>EQUALS NET ADJUSTED BASIS</b>

### STEP 2. Capital Gain Sales Price of Property

\$	<input type="text"/>	Sales Price
- \$	<input type="text"/>	Net Adjusted Basis
- \$	<input type="text"/>	Closing Costs
	<input type="text"/>	<b>REALIZED GAIN</b>

### STEP 3. Capital Gains Tax Due

\$	<input type="text"/>	Recaptured Depreciation (25%)*
+ \$	<input type="text"/>	Federal Capital Gain Tax (15%)*
	<input type="text"/> %	Your State Capital Gain Tax Rate
+ \$	<input type="text"/>	State Capital Gain Tax
	<input type="text"/>	<b>EQUALS TOTAL TENTATIVE TAXES</b>

### STEP 4. Equity

\$	<input type="text"/>	Sales Price
- \$	<input type="text"/>	Costs of Sale
- \$	<input type="text"/>	Loan Balances
	<input type="text"/>	<b>EQUALS GROSS EQUITY (WITH 100% EXCHANGE)</b>
- \$	<input type="text"/>	Capital Gain Taxes Due
	<input type="text"/>	<b>EQUALS AFTER-TAX EQUITY (WITHOUT DOING EXCHANGE)</b>

**\*This page is for estimating purposes only. Please consult your accountant or tax professional for an exact figure.**

This calculator was designed to show the steps needed to take to figure out your Capital Gains. It does not calculate the numbers for you.