East Coast Abstract Group

LIKE-KIND EXCHANGE ANALYSIS

The purpose of this calculation is to determine the tax impact if a property is sold and not exchanged, and to determine the reinvestment requirements for a tax-free exchange.

Refer to our web page for examples and explanations.

Form Instructions: *Fill in each field with a whole number (don't use negatives).* * *is a required field.*
When you are done, you can save this form or press the Restart & Clear Fields button to start over.

A TAXABLE GAIN if property is sold

1*	SELLING PRICE			$0.00
2*	Less: Selling Costs	-	$0.00	
3	Equals ADJUSTED SELLING PRICE			= $0.00
4*	Original Cost Basis		$0.00	
5*	Plus: Improvements	+	$0.00	
6	Equals ADJUSTED COST BASIS	=	$0.00	
7*	Less: All Depreciation Authorized/Taken	-	$0.00	
8	Equals TAX BASIS (subtract from line 3)			$0.00
9	TOTAL TAXABLE GAIN			= $0.00

if property is sold or deferred if property is exchanged

B FEDERAL TAX ON GAIN

10a Recapture of all Section 1250 Depreciation Allowed

$0.00 (line 7) X 25% — $0.00

10b Capital Gain on Profit (Adj. Selling Price less Adj. Cost Basis)

$0.00 (line 3 less line 6) X 15% — + $0.00

Note: For transfers on or after May 6, 2003

11 Total Federal Tax Due - if property is sold
or amount deferred if property is exchanged — Enter — = $0.00

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C BEFORE and AFTER TAX PROCEEDS

12	SELLING PRICE (line 1)		$0.00
13*	Less: Balance Due on All Loans	-	
14	EQUITY	=	$0.00
15	Less: Selling Costs (line 2)	-	$0.00
16	Proceeds Before Tax (cash to Escrow in an Exchange)	=	$0.00
17	Less: Total Tax Due (line 11)	-	$0.00
18	Net Sale Proceeds After Tax if property is sold	=	$0.00

Enter

D EXCHANGE REINVESTMENT REQUIREMENTS

For deferral of all gain the replacement property(ies) must cost at least

$0.00 (line 3) and the amount of cash reinvested must be at least

$0.00 (line 16).

The balance of funds needed to purchase the new property(ies) may be borrowed and/or be new cash.

If the new property(ies) cost less than line 3 or the cash reinvested is less than line 16, then the capital gain will be recognized and be taxed on whichever amount of difference is greater.

(The recaptured Section 1250 depreciation will be taxed first.)

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