

Alternative Cash Sales Worksheet

Mortgage Balances				
End of Year:	1	2 3 4		5
Principal Balance – 1st Mortgage				
Principal Balance – 2nd Mortgage				
TOTAL UNPAID BALANCE				

Calculation of Sale Proceeds

PROJECTED SALES PRICE	_____	_____	_____
	(At _____ % cap)	(At _____ % cap)	(At _____ % cap)
CALCULATION OF ADJUSTED BASIS:			
1 Basis at Acquisition	_____	_____	_____
2 + Capital Additions	_____	_____	_____
3 – Cost Recovery (Depreciation) Taken	_____	_____	_____
4 – Basis in Partial Sales	_____	_____	_____
5 = Adjusted Basis at Sale	_____	_____	_____
CALCULATION OF CAPITAL GAIN ON SALE:			
6 Sale Price	_____	_____	_____
7 – Costs of Sale	_____	_____	_____
8 – Adjusted Basis at Sale (Line 5)	_____	_____	_____
9 – Participation Payment on Sale	_____	_____	_____
10 = Gain or (Loss)	_____	_____	_____
11 – Straight Line Cost Recovery (Limited to Gain)	_____	_____	_____
12 – Suspended Losses	_____	_____	_____
13 = Capital Gain From Appreciation	_____	_____	_____
ITEMS TAXED AS ORDINARY INCOME:			
14 Unamortized Loan Fees/Costs (Negative)	_____	_____	_____
15 + _____	_____	_____	_____
16 = Ordinary Taxable Income	_____	_____	_____
CALCULATION OF SALES PROCEEDS AFTER TAX:			
17 Sale Price	_____	_____	_____
18 – Costs of Sale	_____	_____	_____
19 – Participation Payment on Sale	_____	_____	_____
20 – Mortgage Balance(s)	_____	_____	_____
21 + Balance of Funded Reserves	_____	_____	_____
22 = Sale Proceeds Before Tax	_____	_____	_____
23 – Tax (Savings): Ordinary Income at _____% of Line 16	_____	_____	_____
24 – Tax: Straight Line Recapture at _____% of Line 11	_____	_____	_____
25 – Tax on Capital Gains at _____% of Line 13	_____	_____	_____
26 = SALE PROCEEDS AFTER TAX:	_____	_____	_____