



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"/>	EQUALS NET ADJUSTED BASIS

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"/>	REALIZED GAIN

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"/>	EQUALS TOTAL TENTATIVE TAXES

STEP 4. Equity

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

***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.