Tax Worksheet for Brokers Rooks

CASH FLOW PICTURE OF THE BUILDING, YEAR ONE

Gross Scheduled Income		$				
Vacancy Factor & Rent Loss	%	($)				
Net Operating Income		$				
Expenses of Operation	%	($)				
Net Operating Income		$				
New 1st Trust Deed Payments		($)	=	$	@	% Int., for ___Yrs.
New 2nd Trust Deed Payments		($)	=	$	@	% Int., for ___Yrs.
Cash Flow		$				

Cash Down Payment ___% - - - - - - $_____ = % of Purchase Price

Purchase Price - - - - - - - - - - $

NET TAX LOSS OR GAIN, YEAR ONE

Potential Gross Income		$
Less Vacancy Factor	($)	
Less Expenses of Operation	($)	
Less Interest on the 1st Trust Deed	($)	
Less Annual Depreciation	($)	
Total Deductions	($)	($)
Net Tax Loss or Gain - - - - - - - - - - -		($)

TOTAL RETURN, YEAR ONE

Cash Flow	$
Tax Savings	$
Equity Build-Up	$
Appreciation	$
Total Return Year One	$

RETURN, YEAR 1 AS A PERCENTAGE OF DOWN PAYMENT

Total Return / Cash Down Payment = Return on Down Payment $ / $ = %

Think of Return on Down Payment – Return on Gross Equity – Return on Net Equity
(Actual Down Payment) (Value – Loans) (Value – Loans – Exp. of Sale)