

**500 Jefferson Drive, Miami FL
ASSET DISPOSITION REPORT**

Purchase Price	\$ 250,000.00
Initial Capital Improvements	\$ -
Capital Improvements Add to FMV?	Yes
Assumed Value of Property in year 0	\$ 250,000.00
Holding Period	12 years
Type of Resale/Terminal Value Calculation?	Assume Annual Appreciation%
Annual Appreciation Rate	3.00%
Sale Price/Terminal Value	\$ 395,583.42

Sales Price	395,583.42
1st Mortgage Payoff	135,000.00
2nd Mortgage Payoff	-
Cost of Sale	23,735.01
Capital Gains	43,727.26
After-Tax Cash	193,121.15

	0	1	2	3	4	5	6	7	8	9	10	11	12
		11/1/2009	11/1/2010	11/1/2011	11/1/2012	11/1/2013	11/1/2014	11/1/2015	11/1/2016	11/1/2017	11/1/2018	11/1/2019	11/1/2020
Capital Improvements		-	-	30,000.00	-	-	-	-	-	-	-	-	-
FMV Multiplier				1.00									
Market Value	250,000.00	257,500.00	265,225.00	303,181.75	312,277.20	321,645.52	331,294.88	341,233.73	351,470.74	362,014.86	372,875.31	384,061.57	395,583.42
1st Mortgage Balance		217,500.00	210,000.00	202,500.00	195,000.00	187,500.00	180,000.00	172,500.00	165,000.00	157,500.00	150,000.00	142,500.00	135,000.00
2nd Mortgage Balance		-	-	-	-	-	-	-	-	-	-	-	-
Total Debt	225,000.00	217,500.00	210,000.00	202,500.00	195,000.00	187,500.00	180,000.00	172,500.00	165,000.00	157,500.00	150,000.00	142,500.00	135,000.00
Cost of Sale													23,735.01
Cash at Sale													236,848.41
Adjusted Basis		243,030.30	235,757.58	258,484.85	220,121.21	211,757.58	203,393.94	195,030.30	186,666.67	178,303.03	169,939.39	161,575.76	153,212.12
Accumulated Passive Losses													-
Gain on Sale (after write-offs)													218,636.29
Capital Gains Taxes													43,727.26
After-tax Cash Proceeds of Sale													193,121.15

