

SELL

EXCHANGE

Sale VS Exchange



Utilizing the figures in our example, below illustrates the difference in the Proceeds through a traditional real estate sale compared to the proceeds available through a 1031 Exchange.

SALE

SALE PRICE	\$500,000
EXPENSES	- \$30,000
ADJUSTED BASIS	- \$170,000
TAXABLE GAIN	\$300,000
NET AFTER TAX PROCEEDS	\$365,100

EXCHANGE

SALE PRICE	\$500,000
EXPENSES	- \$30,000
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GROSS PROCEEDS (1031=TAX DEFFERAL)	\$470,000

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