

IRA / ROTH / 401k

Taxable Income Analysis - Operations

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income from Report	\$ 20,502	\$ 21,200	\$ 21,920	\$ 22,663	\$ 23,431	\$ 24,223	\$ 25,041	\$ 25,885	\$ 26,756	\$ 27,655
Tax Depreciation	(5,576)	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)
Points Amortization	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #1	(6,129)	(6,605)	(6,515)	(6,420)	(6,319)	(6,212)	(6,098)	(5,977)	(5,849)	(5,713)
Interest Expense - Mortgage #2	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #3	-	-	-	-	-	-	-	-	-	-
Operating Taxable Income (Loss)	\$ 8,797	\$ 8,776	\$ 9,586	\$ 10,425	\$ 11,293	\$ 12,193	\$ 13,124	\$ 14,089	\$ 15,089	\$ 16,124
Unrelated Debt-Financed Income (UDIF) %	70.84%	72.61%	74.48%	76.44%	78.50%	80.67%	82.94%	85.35%	87.90%	90.60%
Unrelated Debt-Financed Income (UDIF)	6,232	6,373	7,140	7,969	8,865	9,835	10,886	12,025	13,263	14,609
Net Operating Loss Deduction - (NOL)	-	-	-	-	-	-	-	-	-	-
UBIT Deduction	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Unrelated Business Taxable Income (UBIT)	5,232	5,373	6,140	6,969	7,865	8,835	9,886	11,025	12,263	13,609
UBIT Expense from Operations	(1,414)	(1,462)	(1,723)	(2,004)	(2,320)	(2,698)	(3,108)	(3,564)	(4,071)	(4,623)

Taxable Income Analysis - Property Sale

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Adjusted Projected Sales Price	\$ 168,000	\$ 176,400	\$ 185,220	\$ 194,481	\$ 204,205	\$ 214,415	\$ 225,136	\$ 236,393	\$ 248,213	\$ 260,623
Original Cost of Property	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)
Improvements Made	-	-	-	-	-	-	-	-	-	-
Amortization Points Paid	-	-	-	-	-	-	-	-	-	-
Gain or (Loss) on Property	8,000	16,400	25,220	34,481	44,205	54,415	65,136	76,393	88,213	100,623
Accumulated Depreciation/Amortization	5,576	11,394	17,212	23,030	28,848	34,667	40,485	46,303	52,121	57,939
Taxable Gain (Loss) on Property Sale	\$ 13,576	\$ 27,794	\$ 42,432	\$ 57,511	\$ 73,054	\$ 89,082	\$ 105,621	\$ 122,696	\$ 140,334	\$ 158,563
Unrelated Debt-Financed Income (UDIF) %	71.24%	73.09%	75.01%	77.03%	79.15%	81.39%	83.75%	86.24%	88.89%	91.72%
Unrelated Debt-Financed Income (UDIF)	9,672	20,315	31,829	44,300	57,822	72,500	88,453	105,817	124,749	145,429
Net Operating Loss Deduction - (NOL)	-	-	-	-	-	-	-	-	-	-
UBIT Deduction	-	-	-	-	-	-	-	-	-	-
Unrelated Business Taxable Income (UBIT)	\$ 9,672	\$ 20,315	\$ 31,829	\$ 44,300	\$ 57,822	\$ 72,500	\$ 88,453	\$ 105,817	\$ 124,749	\$ 145,429
Capital Gain & State Rate on Sale	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
UBIT Tax	(2,031)	(4,266)	(6,684)	(9,303)	(12,143)	(15,225)	(18,575)	(22,222)	(26,197)	(30,540)
Unrecaptured Section 1250 Tax (if any)	(397)	(833)	(1,291)	(1,774)	(2,283)	(2,821)	(3,390)	(3,993)	(4,633)	(5,314)
UBIT Expense from Sale	\$ (2,428)	\$ (5,099)	\$ (7,975)	\$ (11,077)	\$ (14,426)	\$ (18,046)	\$ (21,965)	\$ (26,215)	\$ (30,831)	\$ (35,854)

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Taxable Income Analysis - Operations

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Net Operating Income from Report	28,584	29,542	30,530	31,551	32,604	33,691	34,813	35,971	37,165	38,398
Tax Depreciation	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)	(5,818)
Points Amortization	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #1	(5,568)	(5,414)	(5,251)	(5,078)	(4,895)	(4,699)	(4,492)	(4,272)	(4,039)	(3,791)
Interest Expense - Mortgage #2	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #3	-	-	-	-	-	-	-	-	-	-
Operating Taxable Income (Loss)	\$ 17,197	\$ 18,309	\$ 19,461	\$ 20,654	\$ 21,892	\$ 23,174	\$ 24,503	\$ 25,880	\$ 27,308	\$ 28,789
Unrelated Debt-Financed Income (UDIF) %	93.48%	96.56%	99.86%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Unrelated Debt-Financed Income (UDIF)	16,076	17,678	19,434	20,654	21,892	23,174	24,503	25,880	27,308	28,789
Net Operating Loss Deduction - (NOL)	-	-	-	-	-	-	-	-	-	-
UBIT Deduction	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Unrelated Business Taxable Income (UBIT)	15,076	16,678	18,434	19,654	20,892	22,174	23,503	24,880	26,308	27,789
UBIT Expense from Operations	(5,225)	(5,882)	(6,601)	(7,102)	(7,609)	(8,135)	(8,680)	(9,244)	(9,830)	(10,437)

Taxable Income Analysis - Property Sale

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Adjusted Projected Sales Price	\$ 273,654	\$ 287,337	\$ 301,704	\$ 316,789	\$ 332,629	\$ 349,260	\$ 366,723	\$ 385,059	\$ 404,312	\$ 424,528
Original Cost of Property	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)
Improvements Made	-	-	-	-	-	-	-	-	-	-
Amortization Points Paid	-	-	-	-	-	-	-	-	-	-
Gain or (Loss) on Property	113,654	127,337	141,704	156,789	172,629	189,260	206,723	225,059	244,312	264,528
Accumulated Depreciation/Amortization	63,758	69,576	75,394	81,212	87,030	92,848	98,667	104,485	110,303	116,121
Taxable Gain (Loss) on Property Sale	\$ 177,412	\$ 196,913	\$ 217,098	\$ 238,001	\$ 259,659	\$ 282,108	\$ 305,390	\$ 329,544	\$ 354,615	\$ 380,649
Unrelated Debt-Financed Income (UDIF) %	94.73%	97.97%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Unrelated Debt-Financed Income (UDIF)	168,069	192,918	217,098	238,001	259,659	282,108	305,390	329,544	354,615	380,649
Net Operating Loss Deduction - (NOL)	-	-	-	-	-	-	-	-	-	-
UBIT Deduction	-	-	-	-	-	-	-	-	-	-
Unrelated Business Taxable Income (UBIT)	\$ 168,069	\$ 192,918	\$ 217,098	\$ 238,001	\$ 259,659	\$ 282,108	\$ 305,390	\$ 329,544	\$ 354,615	\$ 380,649
Capital Gain & State Rate on Sale	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
UBIT Tax	(35,294)	(40,513)	(45,591)	(49,980)	(54,528)	(59,243)	(64,132)	(69,204)	(74,469)	(79,936)
Unrecaptured Section 1250 Tax (if any)	(6,040)	(6,816)	(7,539)	(8,121)	(8,703)	(9,285)	(9,867)	(10,448)	(11,030)	(11,612)
UBIT Expense from Sale	\$ (41,334)	\$ (47,329)	\$ (53,130)	\$ (58,101)	\$ (63,231)	\$ (68,528)	\$ (73,998)	\$ (79,653)	\$ (85,499)	\$ (91,548)