Estimating the §1031 Tax Deferral on the Sale of Investment Property

An Exchanger should always consult with competent independent legal and/or tax advisors to determine the applicability of any IRC §1031 tax deferred exchange benefits. The gain, not the profit or equity, from the transfer of investment property is subject to the combination of federal and state capital gain taxes and federal taxes on the gain due to the depreciation taken on the property. Remember, it is possible to have little or no equity in the investment property being transferred and still owe taxes!

This formula is a guide to estimate the potential capital gain tax owed on the transfer of property:

1. **First, calculate the Adjusted Basis:**
   
   - Original Purchase Price
   - Plus Non-expensed Improvements
   - Equals $______________
   - Minus Depreciation Taken
   - Equals $______________

   **Adjusted Basis = $______________**

2. **Second, use the Adjusted Basis to determine the Capital Gain Tax:**
   
   - Sales Price
   - Minus Adjusted Basis
   - Equals $______________
   - Minus Transaction Costs
   - Equals $______________
   - Times State Tax Rate x ______ %
   - Equals $______________ (A)

   - From above Depreciation Taken (straight-line) = $______________
   - Times Federal 25% Tax Rate on
   - Gain Due to Depreciation Taken x 25%
   - Equals Tax on Gain Due to Depreciation = $______________ (B)

   - From above Total Gain on Sale
   - Minus Depreciation Taken (from above) - $______________
   - Equals Gain Due to Appreciation
   - Times Long Term Federal Capital Rate x ______ %
   - Equals Tax on Gain Due to Appreciation = $______________ (C)

   **Total of Taxes (A) + (B) + (C) = $______________**

   equals the approximate amount of tax that is deferred by doing an IRC §1031 tax deferred exchange.

**NOTE:** Neither the federal deduction for state taxes nor the additional 3.8% tax on net investment income is included in this calculation.