## Financial Analysis: Revised Plan

Presented By: [Licensed user's name appears here]

For: Harry Foster & Paige Foster

## Buy Replacement Residence Cash Flow Analysis

Below is an analysis of the cash flow resulting from the purchase of the replacement residence in year 21.

## Year 21

	· · · · · · · · · · · · · · · · · · ·		857,903
200,000	Cost basis of principal residence		
657,903	Gain from sale of principal residence		
500,000	Less excludable gain		
157,903	Taxable gain from sale of residence		
	25.00% Capital gains tax	-	39,476
	Mortgage balance payoff of principal residence	-	0
	After tax cash flow from sale of principal residence		818,427
	Cost of replacement residence	-	400,000
	Cash flow reinvested in Retirement Savings		418.427
	200,000 657,903 500,000	Mortgage balance payoff of principal residence  After tax cash flow from sale of principal residence	200,000 Cost basis of principal residence  657,903 Gain from sale of principal residence 500,000 Less excludable gain  157,903 Taxable gain from sale of residence 25.00% Capital gains tax  Mortgage balance payoff of principal residence  After tax cash flow from sale of principal residence Cost of replacement residence