

# Real Estate Withholding — 2016 Computation of Estimated Gain or Loss

593-E

(You are required to complete this form if you claim an exemption due to a loss or zero gain or if you elect an optional gain on sale withholding amount.)

**Part I – Seller/Transferor**

Name	SSN or ITIN
Spouse's/RDP's name (if jointly owned)	Spouse's/RDP's SSN or ITIN (if jointly owned)
Address (apt./ste., room, PO box, or PMB no.)	<input type="checkbox"/> FEIN <input type="checkbox"/> CA Corp no. <input type="checkbox"/> CA SOS file no.
City (If you have a foreign address, see instructions.)	State ZIP code
Property address (if no street address, provide parcel number and county)	

**Part II – Computation**

1	Selling price	1,800,000
2	Selling expenses	100,000
3	Amount realized. Subtract line 2 from line 1	1,700,000
4	Enter the price you paid to purchase the property (If you acquired the property other than by purchase, see instructions, How to Figure Your Basis.)	1,900,000
5	Seller/Transferor-paid points	
6	Depreciation	250,000
7	Other decreases to basis	50,000
8	Total decreases to basis. Add line 5 through line 7	300,000
9	Subtract line 8 from line 4	1,600,000
10	Cost of additions and improvements	50,000
11	Other increases to basis	
12	Total increases to basis. Add line 10 and line 11	50,000
13	Adjusted basis. Add line 9 and line 12	1,650,000
14	Enter any suspended passive activity losses from this property	
15	Add line 13 and line 14	1,650,000
16	Estimated gain or loss on sale. Subtract line 15 from line 3 and enter the amount here. If you have a loss or zero gain, skip lines 17 and 18. Complete the Seller/Transferor Signature area below and check the box on Form 593-C, Real Estate Withholding Certificate, Part II line 3. If you have a gain, go to line 17.	50,000
17	Optional gain on sale withholding amount. Check the applicable box for the filing type. <input checked="" type="checkbox"/> Individual 12.3% <input type="checkbox"/> Corporation 8.84% <input type="checkbox"/> Bank and Financial Corporation 10.84% <input type="checkbox"/> Non-California Partnership 12.3% <input type="checkbox"/> S Corporation 13.8% <input type="checkbox"/> Financial S Corporation 15.8% Multiply the amount on line 16 by the tax rate for the filing type selected above and enter the result on line 17. This is the optional gain on sale withholding amount. If you elect the optional gain on sale withholding amount on line 17, get Form 593, Real Estate Withholding Tax Statement, and check the appropriate box on line 4 (Boxes B-G) for the Optional Gain on Sale Election, and transfer the amount on line 17 to Form 593, line 5. Sign Form 593 to certify the election.	6,150
18	Total sales price withholding amount. Multiply the selling price on line 1 by 3 1/3% (.0333) and enter the amount on line 18. This is the total sales price withholding amount. If you select the total sales price withholding amount on line 18, check Box A "3 1/3% (.0333) x Total Sales Price" on line 4 of Form 593, and transfer the amount on line 18 to Form 593, line 5	

**Seller/Transferor Signature**

Title and escrow persons and exchange accommodators are not authorized to provide legal or accounting advice for purposes of determining withholding amounts. Transferors are strongly encouraged to consult with a competent tax professional for this purpose.	
To learn about your privacy rights, how we may use your information, and the consequences for not providing the requested information, go to <a href="http://ftb.ca.gov">ftb.ca.gov</a> and search for privacy notice. To request this notice by mail, call 800.852.5711.	
Under penalties of perjury, I hereby certify that the information provided above is, to the best of my knowledge, true and correct. If conditions change, I will promptly inform the withholding agent. I understand that I must retain this form in my records for 5 years and that the Franchise Tax Board may review relevant escrow documents to ensure withholding compliance. Completing this form does not exempt me from filing a California income or franchise tax return to report this sale.	
Seller's/Transferor's Name	Seller's/Transferor's Signature Date
It is unlawful to forge a spouse's/RDP's signature.	Spouse's/RDP's Name (if jointly owned) Spouse's/RDP's Signature (if jointly owned) Date