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Form **1120-REIT**

**U.S. Income Tax Return for Real Estate Investment Trusts**

OMB No. 1545-0123

For calendar year 2026 or tax year beginning \_\_\_\_\_, 2026, ending \_\_\_\_\_, 20\_\_\_\_\_

**2026**

Department of the Treasury  
Internal Revenue Service

Go to [www.irs.gov/Form1120REIT](http://www.irs.gov/Form1120REIT) for instructions and the latest information.

<b>A</b> Year of REIT status election	Name		<b>C</b> Employer identification number
<b>B</b> Check if a: 1 REIT with 100% owned subsidiaries (see instructions) <input type="checkbox"/> 2 Personal holding co. (attach Sch. PH) <input type="checkbox"/>	Number and street (If a P.O. box, see instructions.)		<b>D</b> Date entity established
	City or town	State	<b>E</b> Total assets (see instructions) \$
<b>F</b> Check applicable box(es): (1) <input type="checkbox"/> Final return (2) <input type="checkbox"/> Name change (3) <input type="checkbox"/> Address change (4) <input type="checkbox"/> Amended return			<b>H</b> PBA code (see instructions)
<b>G</b> Identify the type of REIT (see instructions): (1) <input type="checkbox"/> Equity REIT (2) <input type="checkbox"/> Mortgage REIT			

**Part I – Real Estate Investment Trust Taxable Income** (see instructions)

**Income** (EXCLUDING income required to be reported in Part II or Part IV)

<b>1</b> Dividends . . . . .	<b>1</b>
<b>2</b> Interest . . . . .	<b>2</b>
<b>3</b> Gross rents from real property . . . . .	<b>3</b>
<b>4</b> Other gross rents . . . . .	<b>4</b>
<b>5</b> Capital gain net income (attach Schedule D (Form 1120)) . . . . .	<b>5</b>
<b>6</b> Net gain or (loss) from Form 4797, Part II, line 19 (attach Form 4797) . . . . .	<b>6</b>
<b>7</b> Other income (see instructions—attach statement) . . . . .	<b>7</b>
<b>8</b> <b>Total income.</b> Add lines 1 through 7 . . . . .	<b>8</b>

**Deductions** (EXCLUDING deductions directly connected with income required to be reported in Part II or Part IV)

<b>9</b> Compensation of officers (see instructions—attach Form 1125-E) . . . . .	<b>9</b>
<b>10</b> Salaries and wages (less employment credits) . . . . .	<b>10</b>
<b>11</b> Repairs and maintenance . . . . .	<b>11</b>
<b>12</b> Bad debts . . . . .	<b>12</b>
<b>13</b> Rents . . . . .	<b>13</b>
<b>14</b> Taxes and licenses . . . . .	<b>14</b>
<b>15</b> Interest (see instructions) . . . . .	<b>15</b>
<b>16</b> Depreciation (attach Form 4562) . . . . .	<b>16</b>
<b>17</b> Advertising . . . . .	<b>17</b>
<b>18</b> Energy efficient commercial buildings deduction (attach Form 7205) . . . . .	<b>18</b>
<b>19</b> Other deductions (see instructions—attach statement) . . . . .	<b>19</b>
<b>20</b> <b>Total deductions.</b> Add lines 9 through 19 . . . . .	<b>20</b>
<b>21</b> Taxable income before net operating loss and other special deductions. Subtract line 20 from line 8	<b>21</b>
<b>22</b> <b>Less:</b> <b>22a</b> Net operating loss deduction (see instructions) . . . . .	<b>22a</b>
<b>22b</b> Total deduction for dividends paid (Schedule A, line 7) . . . . .	<b>22b</b>
<b>22c</b> Section 857(b)(2)(E) deduction (Schedule J, lines 1c, 1e, 1f, and 1g) . . . . .	<b>22c</b>
<b>22d</b> Add lines 22a, 22b, and 22c . . . . .	<b>22d</b>
<b>23</b> <b>Real estate investment trust taxable income.</b> Subtract line 22d from line 21 . . . . .	<b>23</b>

**Sign Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer	Date	Title
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May the IRS discuss this return with the preparer shown below? See instructions. <input type="checkbox"/> Yes <input type="checkbox"/> No
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**Paid Preparer Use Only**

Preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
Firm's name	Firm's EIN			
Firm's address	Phone no.			

For Paperwork Reduction Act Notice, see separate instructions.

Cat. No. 64114F

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**Tax and Payments**

<b>24a</b>	<b>Total tax</b> (Schedule J, line 9)	<b>24a</b>
<b>24b</b>	First installment of section 1062 applicable net tax liability. Enter amount from Form 1062, line 15.	<b>24b</b>
<b>25a</b>	Preceding year's overpayment credited to the current year	<b>25a</b>
<b>25b</b>	Current year's estimated tax payments	<b>25b</b>
<b>25c</b>	Less current year's refund applied for on Form 4466	<b>25c</b> ( )
<b>25d</b>	Tax deposited with Form 7004	<b>25d</b>
<b>25e</b>	Credit for tax paid on undistributed capital gains (attach Form 2439)	<b>25e</b>
<b>25f</b>	Credit for federal tax paid on fuels (attach Form 4136)	<b>25f</b>
<b>25g</b>	Elective payment election amount from Form 3800	<b>25g</b>
<b>25h</b>	Section 1062 applicable net tax liability. Enter amount from Form 1062, line 14	<b>25h</b>
<b>25z</b>	Other payments and credits (see instructions—attach statement)	<b>25z</b>
<b>26</b>	<b>Total payments, credits, and section 1062 applicable net tax liability.</b> Combine lines 25a through 25z	<b>26</b>
<b>27</b>	Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>	<b>27</b>
<b>28</b>	<b>Tax due.</b> If line 26 is smaller than the total of lines 24a, 24b, and 27, enter amount owed	<b>28</b>
<b>29</b>	<b>Overpayment.</b> If line 26 is larger than the total of lines 24a, 24b, and 27, enter amount overpaid	<b>29</b>
<b>30</b>	Amount of line 29 you want: <b>30a Credited to 2027 estimated tax</b> _____ <b>30b Refunded</b>	<b>30b</b>
<b>30c</b>	Routing number (9 digits) _____ <b>30d</b> Type: <input type="checkbox"/> Checking <input type="checkbox"/> Savings	
<b>30e</b>	Account number (up to 17 digits) _____	

**Part II—Tax on Net Income From Foreclosure Property** (Section 856(e)) (see instructions)

<b>1</b>	Net gain or (loss) from the sale or other disposition of foreclosure property described in section 1221(a)(1) (attach statement)	<b>1</b>
<b>2</b>	Gross income from foreclosure property (see instructions—attach statement)	<b>2</b>
<b>3</b>	Total income from foreclosure property. Add lines 1 and 2	<b>3</b>
<b>4</b>	Deductions directly connected with the production of income shown on line 3 (attach statement)	<b>4</b>
<b>5</b>	Net income from foreclosure property. Subtract line 4 from line 3	<b>5</b>
<b>6</b>	<b>Tax on net income from foreclosure property.</b> Multiply line 5 by 21% (0.21). Enter here and on Schedule J, line 1b	<b>6</b>

**Part III—Tax for Failure To Meet Certain Source-of-Income Requirements** (Section 857(b)(5)) (see instructions)

<b>1a</b>	Enter total income from Part I, line 8, adjusted per sections 856(c)(2) and (c)(3)	<b>1a</b>
<b>1b</b>	Enter total income from foreclosure property from Part II, line 3	<b>1b</b>
<b>1c</b>	Total. Add lines 1a and 1b	<b>1c</b>
<b>2a</b>	Enter income from hedging transactions referred to in section 856(c)(5)(G)	<b>2a</b>
<b>2b</b>	Enter income from passive foreign exchange gain referred to in section 856(n)(3). See instructions	<b>2b</b>
<b>2c</b>	Enter income from sources referred to in section 856(c)(5)(J)(i). See instructions	<b>2c</b>
<b>2d</b>	Enter the net section 965(a) inclusion reported in Part I. See instructions	<b>2d</b>
<b>2e</b>	Subtract lines 2a, 2b, 2c, and 2d from line 1c	<b>2e</b>
<b>2f</b>	Multiply line 2e by 95% (0.95)	<b>2f</b>
<b>3</b>	Enter income on line 1c from sources referred to in section 856(c)(2)	<b>3</b>
<b>4</b>	Subtract line 3 from line 2f. (If zero or less, enter -0-.)	<b>4</b>
<b>5a</b>	Enter income from hedging transactions referred to in section 856(c)(5)(G)	<b>5a</b>
<b>5b</b>	Enter income from real estate foreign exchange gain referred to in section 856(n)(2). See instructions	<b>5b</b>
<b>5c</b>	Enter income from sources referred to in section 856(c)(5)(J)(i). See instructions	<b>5c</b>
<b>5d</b>	Enter the net section 965(a) inclusion reported in Part I. See instructions	<b>5d</b>
<b>5e</b>	Subtract lines 5a, 5b, 5c, and 5d from line 1c	<b>5e</b>
<b>5f</b>	Multiply line 5e by 75% (0.75)	<b>5f</b>
<b>6</b>	Enter income on line 1c from sources referred to in section 856(c)(3)	<b>6</b>
<b>7</b>	Subtract line 6 from line 5f. (If zero or less, enter -0-.)	<b>7</b>
<b>8</b>	Enter the greater of line 4 or line 7. <b>(If line 8 is zero, do not complete the rest of Part III.)</b>	<b>8</b>
<b>9</b>	Enter the amount from Part I, line 21	<b>9</b>
<b>10</b>	Enter the net capital gain from Schedule D (Form 1120), line 17	<b>10</b>
<b>11</b>	Subtract line 10 from line 9	<b>11</b>
<b>12a</b>	Enter total income from Part I, line 8	<b>12a</b>
<b>12b</b>	Enter the net short-term capital gain from Schedule D (Form 1120), line 7. (If line 7 is a loss, enter -0-.)	<b>12b</b>
<b>12c</b>	Add lines 12a and 12b	<b>12c</b>
<b>13</b>	Enter capital gain net income from Part I, line 5	<b>13</b>

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**Part III—Tax for Failure To Meet Certain Source-of-Income Requirements** (Section 857(b)(5)) (see instructions)

(continued)

<b>14</b>	Subtract line 13 from line 12c . . . . .	<b>14</b>	
<b>15</b>	Divide line 11 by line 14. Carry the result to five decimal places . . . . .	<b>15</b>	
<b>16</b>	<b>Section 857(b)(5) tax.</b> Multiply line 8 by line 15. Enter here and on Schedule J, line 1c . . . . .	<b>16</b>	

**Part IV—Tax on Net Income From Prohibited Transactions** (see instructions)

<b>1</b>	Gain from sale or other disposition of section 1221(a)(1) property (other than foreclosure property)	<b>1</b>	
<b>2</b>	Deductions directly connected with the production of income shown on line 1 . . . . .	<b>2</b>	
<b>3</b>	<b>Tax on net income from prohibited transactions.</b> Subtract line 2 from line 1. Enter here and on Schedule J, line 1d . . . . .	<b>3</b>	

**Schedule A Deduction for Dividends Paid** (see instructions)

<b>1</b>	Dividends paid (other than dividends paid after the end of the tax year). Do not include dividends considered paid in the preceding tax year under section 857(b)(9) or 858(a), deficiency dividends as defined in section 860, or amounts distributed pursuant to section 857(d)(3) . . . . .	<b>1</b>	
<b>2</b>	Dividends paid in the 12-month period following the close of the tax year under a section 858(a) election to treat the dividends as paid during the tax year . . . . .	<b>2</b>	
<b>3</b>	Dividends declared in October, November, or December deemed paid on December 31 under section 857(b)(9) . . . . .	<b>3</b>	
<b>4</b>	Consent dividends (attach Forms 972 and 973) . . . . .	<b>4</b>	
<b>5</b>	Deficiency dividends (section 860) (attach Form 976) . . . . .	<b>5</b>	
<b>6</b>	Total dividends paid. Add lines 1 through 5 . . . . .	<b>6</b>	
<b>7</b>	<b>Total deduction for dividends paid.</b> If there is net income from foreclosure property on Part II, line 5, see instructions for limitation on the deduction for dividends paid. Otherwise, enter the total dividends paid from line 6 here and on page 1, line 22b . . . . .	<b>7</b>	

**Schedule J Tax Computation** (see instructions)

<b>1a</b>	Tax on REIT taxable income . . . . .	<b>1a</b>	
<b>1b</b>	Tax from Part II, line 6 . . . . .	<b>1b</b>	
<b>1c</b>	Tax from Part III, line 16 . . . . .	<b>1c</b>	
<b>1d</b>	Tax from Part IV, line 3 . . . . .	<b>1d</b>	
<b>1e</b>	Tax imposed under section 857(b)(7)(A) (see instructions) . . . . .	<b>1e</b>	
<b>1f</b>	Tax imposed under section 856(c)(7) . . . . .	<b>1f</b>	
<b>1g</b>	Tax imposed under section 856(g)(5) . . . . .	<b>1g</b>	
<b>1h</b>	Section 1291 tax from Form 8621 . . . . .	<b>1h</b>	
<b>1i</b>	Additional tax under section 197(f) . . . . .	<b>1i</b>	
<b>1j</b>	Tax adjustment from Form 8978 . . . . .	<b>1j</b>	
<b>1k</b>	Amount from Form 4255, Part I, line 3, column (q) . . . . .	<b>1k</b>	
<b>1z</b>	Other chapter 1 tax . . . . .	<b>1z</b>	
<b>2</b>	<b>Income tax.</b> Add lines 1a through 1z . . . . .	<b>2</b>	
<b>3a</b>	Foreign tax credit (attach Form 1118) . . . . .	<b>3a</b>	
<b>3b</b>	Credit from Form 8834 (see instructions) . . . . .	<b>3b</b>	
<b>3c</b>	General business credit (attach Form 3800) . . . . .	<b>3c</b>	
<b>3d</b>	Adjustment from Form 8978 . . . . .	<b>3d</b>	
<b>3z</b>	Other credits (attach statement—see instructions) . . . . .	<b>3z</b>	
<b>4</b>	<b>Total credits.</b> Add lines 3a through 3z . . . . .	<b>4</b>	
<b>5</b>	Subtract line 4 from line 2 . . . . .	<b>5</b>	
<b>6a</b>	Personal holding company tax (attach Schedule PH (Form 1120)) . . . . .	<b>6a</b>	
<b>6b</b>	Interest on deferred tax liability for installment obligations under section 453A(c) . . . . .	<b>6b</b>	
<b>6c</b>	Interest on deferred tax liability for installment obligations under section 453(l)(3) . . . . .	<b>6c</b>	
<b>6d</b>	Amount from Form 4255, Part I, line 3, column (r) . . . . .	<b>6d</b>	
<b>6e</b>	Recapture of low-income housing credit (attach Form 8611) . . . . .	<b>6e</b>	
<b>6z</b>	Other taxes (see instructions—attach statement) . . . . .	<b>6z</b>	
<b>7</b>	<b>Total.</b> Add lines 6a through 6z . . . . .	<b>7</b>	
<b>8a</b>	Total tax before deferred tax. Add lines 5 and 7 . . . . .	<b>8a</b>	
<b>8b</b>	Deferred tax on the REIT's share of undistributed earnings of a qualified electing fund . . . . .	<b>8b</b>	
<b>8c</b>	Other deferred tax . . . . .	<b>8c</b>	
<b>9</b>	<b>Total tax.</b> Subtract sum of lines 8b and 8c from 8a. Enter here and on page 2, line 24a . . . . .	<b>9</b>	

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**Schedule K Other Information** (see instructions)

		Yes	No
<b>1</b>	Check method of accounting:		
<b>1a</b>	<input type="checkbox"/> Cash		
<b>1b</b>	<input type="checkbox"/> Accrual		
<b>1c</b>	<input type="checkbox"/> Other (specify) _____		
<b>2</b>	At the end of the tax year, did the REIT own, directly or indirectly, 50% or more of the voting stock of a domestic corporation? (For rules of attribution, see section 267(c).) . . . . .	<input type="checkbox"/>	<input type="checkbox"/>
	If "Yes," attach a statement showing: (a) name and employer identification number (EIN), (b) percentage owned, and (c) taxable income or (loss) before NOL and special deductions of such corporation for the tax year ending with or within your tax year.		
<b>3a</b>	Is the REIT a subsidiary in a parent-subsidiary controlled group? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>
<b>3b</b>	If "Yes," enter the name and EIN of the parent corporation: _____		
<b>4a</b>	At the end of the tax year, did any individual, partnership, corporation, estate, or trust own, directly or indirectly, 50% or more of the REIT's voting stock? (For rules of attribution, see section 856(h).) . . . . .	<input type="checkbox"/>	<input type="checkbox"/>
<b>4b</b>	If "Yes," attach a statement showing name and identifying number. (Do not include any information already entered in <b>3</b> above.) Enter percentage owned . . . . . <b>4b</b> _____ %		
<b>5</b>	At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of: (a) the total voting power of all classes of stock of the REIT entitled to vote, or (b) the total value of all classes of stock of the REIT? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>
	If "Yes," enter:		
<b>5a</b>	Percentage owned . . . . . <b>5a</b> _____ %		
<b>5b</b>	Owner's country code . . . . . <b>5b</b> _____		
<b>5c</b>	The REIT may have to file Form 5472. Enter number of Forms 5472 attached . . . . . <b>5c</b> _____		
<b>6</b>	During this tax year, did the REIT pay dividends (other than stock dividends and distributions in exchange for stock) in excess of the REIT's current and accumulated earnings and profits? (See sections 301 and 316.) . . . . .	<input type="checkbox"/>	<input type="checkbox"/>
	If "Yes," file Form 5452.		
<b>7</b>	Check this box if the REIT issued publicly offered debt instruments with original issue discount . . . . . <b>7</b> <input type="checkbox"/>		
	If so, the REIT may have to file Form 8281.		
<b>8</b>	Enter the amount of tax-exempt interest received or accrued during the tax year . . . . . <b>8</b> _____		
<b>9</b>	Enter the available NOL carryover from prior tax years. (Do not reduce it by any deduction on page 1, line 22a.) . . . . . <b>9</b> _____		
<b>10</b>	Did the REIT have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions . . . . .	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	Does the REIT satisfy one or more of the following? See instructions . . . . .	<input type="checkbox"/>	<input type="checkbox"/>
	• The REIT owns a pass-through entity with current or prior-year carryover excess business interest expense.		
	• The REIT's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$32 million and the REIT has business interest expense.		
	• The REIT is a tax shelter and the REIT has business interest expense.		
	If "Yes" to any of the above, complete and attach Form 8990.		
<b>12a</b>	Does the REIT intend to self-certify as a Qualified Opportunity Fund? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>
<b>12b</b>	If "Yes," complete and attach Form 8996. Enter the amount (if any) from Form 8996, line 24 <b>12b</b> _____		
<b>13</b>	Is the REIT a member of a controlled group? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>
	If "Yes," attach Schedule O (Form 1120). See instructions.		

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Schedule L Balance Sheets per Books		Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
<b>Assets</b>					
1	Cash . . . . .				
2a	Trade notes and accounts receivable . . . . .				
2b	Less allowance for bad debts . . . . .	( )		( )	
3	U.S. Government obligations . . . . .				
4	Tax-exempt securities (see instructions) . . . . .				
5	Other current assets (attach statement) . . . . .				
6	Loans to shareholders . . . . .				
7	Mortgage and real estate loans . . . . .				
8	Other investments (attach statement) . . . . .				
9a	Buildings and other depreciable assets . . . . .				
9b	Less accumulated depreciation . . . . .	( )		( )	
10	Land (net of any amortization) . . . . .				
11a	Intangible assets (amortizable only) . . . . .				
11b	Less accumulated amortization . . . . .	( )		( )	
12	Other assets (attach statement) . . . . .				
13	Total assets . . . . .				
<b>Liabilities and Shareholders' Equity</b>					
14	Accounts payable . . . . .				
15	Mortgages, notes, bonds payable in less than 1 year . . . . .				
16	Other current liabilities (attach statement) . . . . .				
17	Loans from shareholders . . . . .				
18	Mortgages, notes, bonds payable in 1 year or more . . . . .				
19	Other liabilities (attach statement) . . . . .				
20	Capital stock: a Preferred stock . . . . .				
	b Common stock . . . . .				
21	Additional paid-in capital . . . . .				
22	Retained earnings—appropriated (attach statement) . . . . .				
23	Retained earnings—unappropriated . . . . .				
24	Adjustments to shareholders' equity (see instructions—attach statement) . . . . .				
25	Less cost of treasury stock . . . . .		( )		( )
26	Total liabilities and shareholders' equity . . . . .				

Schedule M-1 Reconciliation of Income (Loss) per Books With Income per Return (see instructions)				
1	Net income (loss) per books . . . . .		7	Income recorded on books this year not included on this return (itemize):
2a	Federal income tax . . . . .			Tax-exempt interest . . . . .
2b	Less: Section 856(c)(7) tax, 856(g)(5) tax, 857(b)(5) tax, section 857(b)(7) tax, and built-in gains tax . . . . .		8	Deductions on this return not charged against book income this year (itemize):
2c	Balance . . . . .		8a	Depreciation . . . . .
3	Excess of capital losses over capital gains . . . . .		8b	Net operating loss deduction (Part I, line 22a) . . . . .
4	Income subject to tax not recorded on books this year (itemize): . . . . .		8c	Deduction for dividends paid (Part I, line 22b) . . . . .
5	Expenses recorded on books this year not deducted on this return (itemize):		9	Net income from foreclosure property . . . . .
5a	Depreciation . . . . .		10	Net income from prohibited transactions . . . . .
5b	Section 4981 tax . . . . .		11	Add lines 7 through 10 . . . . .
5c	Travel and entertainment . . . . .		12	REIT taxable income (Part I, line 23)—line 6 less line 11 . . . . .
6	Add lines 1 through 5 . . . . .			

Schedule M-2 Analysis of Unappropriated Retained Earnings per Books (Schedule L, line 23)				
1	Balance at beginning of year . . . . .		5	Distributions: 5a Cash . . . . .
2	Net income (loss) per books . . . . .			5b Stock . . . . .
3	Other increases (itemize): . . . . .			5c Property . . . . .
			6	Other decreases (itemize): . . . . .
			7	Add lines 5 and 6 . . . . .
4	Add lines 1, 2, and 3 . . . . .		8	Balance at end of year (line 4 less line 7) . . . . .

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