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Form **1120-REIT**

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

OMB No. 1545-0123

Department of the Treasury
Internal Revenue Service

For calendar year 2018 or tax year beginning _____, 2018, ending _____, 20_____

2018

▶ Go to www.irs.gov/Form1120REIT for instructions and the latest information.

A Year of REIT status election		Name	C Employer identification number
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"/>	Please Type or Print	Number, street, and room or suite no. (If a P.O. box, see instructions.)	D Date REIT established
		City or town, state, and ZIP code	E Total assets (see instructions) \$ _____
F 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			H PBA code (see instructions)
G 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)

1	Dividends	1	
2	Interest	2	
3	Gross rents from real property	3	
4	Other gross rents	4	
5	Capital gain net income (attach Schedule D (Form 1120))	5	
6	Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6	
7	Other income (see instructions—attach statement)	7	
8	Total income. Add lines 1 through 7 ▶	8	

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

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

Tax and Payments

22	Real estate investment trust taxable income. Subtract line 21d from line 20	22	
23	Total tax (Schedule J, line 7)	23	
24	2018 Net 965 tax liability paid from Form 965-B, Part II, column (k), line 2	24	
25	Payments: a 2017 overpayment credited to 2018	25a	
	b 2018 estimated tax payments	25b	
	c Less 2018 refund applied for on Form 4466	25c	() d Bal ▶ 25d
	e Tax deposited with Form 7004	25e	
	f Credits: (1) Form 2439 _____ (2) Form 4136 _____	25f	
	g Refundable credit from Form 8827, line 8c	25g	
	h 2018 Net 965 tax liability from Form 965-B, Part I, column (d), line 2	25h	25i
26	Estimated tax penalty (see instructions). Check if Form 2220 is attached ▶ <input type="checkbox"/>	26	
27	Tax due. If line 25i is smaller than the total of lines 23, 24, and 26, enter amount owed	27	
28	Overpayment. If line 25i is larger than the total of lines 23, 24, and 26, enter amount overpaid	28	
29	Enter amount of line 28 you want: Credited to 2019 estimated tax ▶	29	Refunded ▶

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 _____

May the IRS discuss this return with the preparer shown below?
See instructions. Yes No

Paid Preparer Use Only	Print/Type 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.			

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

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

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

Table with 16 rows and 3 columns. Rows 1a-1c: Total income from Part I, line 8. Rows 2a-2d: Income from hedging transactions referred to in section 856(c)(5)(G). Rows 3-4: Income on line 1c from sources referred to in section 856(c)(2). Rows 5a-5e: Income from hedging transactions referred to in section 856(c)(5)(G). Rows 6-7: Income on line 1c from sources referred to in section 856(c)(3). Rows 8-9: Greater of line 4 or line 7. Rows 10-11: Net capital gain from Schedule D (Form 1120), line 17. Rows 12a-12c: Net short-term capital gain from Schedule D (Form 1120), line 7. Rows 13-15: Capital gain net income from Part I, line 5. Row 16: Section 857(b)(5) tax. Multiply line 8 by line 15. Enter here and on Schedule J, line 2c.

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

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

Schedule A Deduction for Dividends Paid (see instructions)

Table with 7 rows and 3 columns. Row 1: 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), or deficiency dividends as defined in section 860. Row 2: 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. Row 3: Dividends declared in October, November, or December deemed paid on December 31 under section 857(b)(9). Row 4: Consent dividends (attach Forms 972 and 973). Row 5: Deficiency dividends (section 860) (Attach Form 976). Row 6: Total dividends paid. Add lines 1 through 5. Row 7: Total deduction for dividends paid. 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 line 21b of page 1.

Schedule J Tax Computation (see instructions)

1	Check if the REIT is a member of a controlled group (attach Schedule O (Form 1120)) . ▶ <input type="checkbox"/>			
Important: Members of a controlled group, see instructions.				
2a	Tax on REIT taxable income	2a		
b	Tax from Part II, line 6	2b		
c	Tax from Part III, line 16	2c		
d	Tax from Part IV, line 3	2d		
e	Tax imposed under section 857(b)(7)(A) (see instructions)	2e		
f	Tax imposed under sections <input type="checkbox"/> 856(c)(7) and <input type="checkbox"/> 856(g)(5)	2f		
g	Income tax. Add lines 2a through 2f		2g	
3a	Foreign tax credit (attach Form 1118)	3a		
b	Credit from Form 8834 (see instructions)	3b		
c	General business credit (attach Form 3800)	3c		
d	Other credits (attach statement—see instructions)	3d		
e	Total credits. Add lines 3a through 3d		3e	
4	Subtract line 3e from line 2g		4	
5	Personal holding company tax (attach Schedule PH (Form 1120))		5	
6	Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8611 <input type="checkbox"/> Other (attach statement)		6	
7	Total tax. Add lines 4 through 6. Enter here and on line 23, page 1		7	

Schedule K Other Information (see instructions)

	Yes	No		Yes	No
1	Check method of accounting:		6	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.) If "Yes," file Form 5452.	
a	<input type="checkbox"/>	Cash	7	Check this box if the REIT issued publicly offered debt instruments with original issue discount ▶ <input type="checkbox"/> If so, the REIT may have to file Form 8281.	
b	<input type="checkbox"/>	Accrual	8	Enter the amount of tax-exempt interest received or accrued during the tax year ▶ \$ _____	
c	<input type="checkbox"/>	Other (specify) ▶ _____	9	Enter the available NOL carryover from prior tax years. (Do not reduce it by any deduction on line 21a, page 1.) . ▶ \$ _____	
2	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).) 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.		10	Did the corporation 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)	
3	Is the REIT a subsidiary in a parent-subsidiary controlled group? If "Yes," enter the name and EIN of the parent corporation ▶ _____		11	Does the corporation satisfy one of the following conditions and the corporation does not own a pass-through entity with current year, or prior year carryover, excess business interest expense? (see instructions)	
4	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).) If "Yes," attach a statement showing name and identifying number. (Do not include any information already entered in 3 above.) Enter percentage owned ▶ _____		a	The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year do not exceed \$25 million, and the corporation is not a tax shelter; or	
5	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? If "Yes," enter:		b	The corporation only has business interest expense from (1) an electing real property trade or business, (2) an electing farming business, or (3) certain utility businesses under section 163(j)(7). If "No," complete and attach Form 8990.	
a	Percentage owned ▶ _____		12	Is the REIT attaching Form 8996 to certify as a Qualified Opportunity Fund If "Yes," enter amount from Form 8996, line 13 . . . ▶ \$ _____	
b	Owner's country ▶ _____				
c	The REIT may have to file Form 5472. Enter number of Forms 5472 attached ▶ _____				

Schedule L Balance Sheets per Books		Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash				
2a	Trade notes and accounts receivable				
b	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				
b	Less accumulated depreciation	()		()	
10	Land (net of any amortization)				
11a	Intangible assets (amortizable only)				
b	Less accumulated amortization	()		()	
12	Other assets (attach statement)				
13	Total assets				
Liabilities and Shareholder's Equity					
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 \$
b	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):
c	Balance ▶		a	Depreciation . \$
3	Excess of capital losses over capital gains		b	Net operating loss deduction (line 21a, page 1) . \$
4	Income subject to tax not recorded on books this year (itemize):		c	Deduction for dividends paid (line 21b, page 1) . \$
5	Expenses recorded on books this year not deducted on this return (itemize):		9	Net income from foreclosure property
a	Depreciation . . . \$		10	Net income from prohibited transactions
b	Section 4981 tax . \$		11	Add lines 7 through 10
c	Travel and entertainment \$		12	REIT taxable income (line 22, page 1)—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: a Cash
2	Net income (loss) per books			b Stock
3	Other increases (itemize):			c 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)