

# Rental Real Estate Income and Expenses of a Partnership or an S Corporation

**1991**

Department of the Treasury  
Internal Revenue Service

▶ See instructions on back.  
▶ Attach to Form 1065 or Form 1120S.

Name \_\_\_\_\_ Employer identification number \_\_\_\_\_

**1** Show the kind and location of each property. See page 2 for additional properties.

- A** .....
- B** .....
- C** .....
- D** .....

		Properties			
		A	B	C	D
<b>Rental Real Estate Income</b>					
<b>2</b>	Gross rents . . . . .	<b>2</b>			
<b>Rental Real Estate Expenses</b>					
<b>3</b>	Advertising . . . . .	<b>3</b>			
<b>4</b>	Auto and travel . . . . .	<b>4</b>			
<b>5</b>	Cleaning and maintenance . . . . .	<b>5</b>			
<b>6</b>	Commissions . . . . .	<b>6</b>			
<b>7</b>	Insurance . . . . .	<b>7</b>			
<b>8</b>	Legal and other professional fees . . . . .	<b>8</b>			
<b>9</b>	Interest . . . . .	<b>9</b>			
<b>10</b>	Repairs . . . . .	<b>10</b>			
<b>11</b>	Taxes . . . . .	<b>11</b>			
<b>12</b>	Utilities . . . . .	<b>12</b>			
<b>13</b>	Wages and salaries . . . . .	<b>13</b>			
<b>14</b>	Depreciation (see instructions) . . . . .	<b>14</b>			
<b>15</b>	Other (list) ▶ .....	<b>15</b>			
	.....				
	.....				
<b>16</b>	Total expenses for each property. Add lines 3 through 15 . . . . .	<b>16</b>			

**17** Total gross rents. Add gross rents from line 2, columns A through H . . . . . **17**

**18** Total expenses. Add total expenses from line 16, columns A through H . . . . . **18** ( )

**19** Net gain (loss) from Form 4797, Part II, line 18, from the disposition of property from rental real estate activities. . . . . **19**

**20a** Net income (loss) from rental real estate activities from partnerships and fiduciaries in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1) . . . . . **20a**

**b** Identify below the partnerships or fiduciaries from which net income or loss is shown on line 20a. Attach a schedule if more space is needed:

(1) Name (2) Employer identification number

.....	.....
.....	.....
.....	.....

**21** Net income (loss) from rental real estate activities. Combine lines 17 through 20a. Enter result here and on Schedule K, line 2 . . . . . **21**

**1** Show the kind and location of each property.

**E** .....

**F** .....

**G** .....

**H** .....

		Properties			
		E	F	G	H
<b>Rental Real Estate Income</b>					
<b>2</b> Gross rents . . . . .	<b>2</b>				
<b>Rental Real Estate Expenses</b>					
<b>3</b> Advertising . . . . .	<b>3</b>				
<b>4</b> Auto and travel . . . . .	<b>4</b>				
<b>5</b> Cleaning and maintenance . . . . .	<b>5</b>				
<b>6</b> Commissions . . . . .	<b>6</b>				
<b>7</b> Insurance . . . . .	<b>7</b>				
<b>8</b> Legal and other professional fees . . . . .	<b>8</b>				
<b>9</b> Interest . . . . .	<b>9</b>				
<b>10</b> Repairs . . . . .	<b>10</b>				
<b>11</b> Taxes . . . . .	<b>11</b>				
<b>12</b> Utilities . . . . .	<b>12</b>				
<b>13</b> Wages and salaries . . . . .	<b>13</b>				
<b>14</b> Depreciation (see instructions) . . . . .	<b>14</b>				
<b>15</b> Other (list) ▶ .....	<b>15</b>				
.....					
.....					
<b>16</b> Total expenses for each property. Add lines 3 through 15 . . . . .	<b>16</b>				

**Instructions**

(Section references are to the Internal Revenue Code.)

**Paperwork Reduction Act Notice.**—We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

The time needed to complete and file this form will vary depending on individual circumstances. The estimated average time is: **Recordkeeping**, 6 hr., 28 min.; **Learning about the law or the form**, 22 min.; **Preparing the form**, 1 hr., 25 min.; **Copying, assembling, and sending the form to the IRS**, 16 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making this form more simple, we would be happy to hear from you. You can write to both the IRS and the Office of Management and Budget at the addresses listed in the instructions for the tax return with which this form is filed.

**Purpose of Form.**—Partnerships and S corporations use Form 8825 to report income and deductible expenses from rental real estate activities, including net income (loss) from rental real estate activities that flow through from partnerships or fiduciaries. A rental real estate activity includes one or more “rental real estate undertakings” (or, in some cases, parts of such undertakings). A **rental real estate undertaking** is a rental undertaking in which at least 85% of the

unadjusted basis of the property made available for use by customers is real property. Before completing this form, be sure to read **Passive Activity Limitations** in the instructions for Form 1065 or Form 1120S, especially for the definitions of “undertaking” and “rental activity” and how to identify the activities of the partnership or corporation.

**Lines 1 through 21.**—Form 8825 provides space for up to eight properties. If there are more than eight properties, complete and attach additional Forms 8825.

The number of columns to be used for reporting income and expenses on this form may differ from the number of rental real estate activities the partnership or corporation has for purposes of the passive activity limitations. For example, a partnership owns two apartment buildings, each located in a different city. For purposes of the passive activity limitations, the partnership elected to combine both buildings into a single activity. Although the partnership has only one rental real estate activity, it must report the income and deductions for each building in separate columns.

However, if the partnership or corporation has more than one rental real estate activity, attach a separate statement to Schedule K and each Schedule K-1 that identifies the net income (loss) for each separate activity. See **Passive Activity Reporting Requirements** in the instructions for Form 1065 or Form 1120S for additional information that must be provided for each activity.

Complete lines 1 through 16 for each property. But complete lines 17 through 21 on only one Form 8825. The figures on lines 17 and 18 should be the combined totals of all forms.

Do not report the following types of income or expenses on Form 8825:

- Trade or business activity income or expenses.
- Portfolio income or deductions.
- Rental activity income or expenses, other than rental real estate activity income or expenses.
- Charitable contributions.
- Any other items of income or expense that must be reported separately to the partners or shareholders.

**Line 1.**—Show the kind of property rented out (e.g., “apartment building”). Give the street address, city or town, and state.

**Line 14.**—The partnership or corporation may claim a depreciation deduction each year for rental property (except for land, which is not depreciable). If the partnership or corporation placed property in service during the current tax year or claimed depreciation on any car or other listed property, complete and attach **Form 4562**, Depreciation and Amortization. See Form 4562 and the related instructions to figure the depreciation deduction. Do not include any section 179 expense deduction on this line. This amount must be passed through separately to the partners or shareholders.