

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

OMB No. 1545-1004

2002

For calendar year 2002 or tax year beginning	, 2002, ending	, 20
Instructions are congrate. See na	ao 15 for Danorwork Doduction Act	Notico

Department of the Treasury Internal Revenue Service	, 20 tice.	2002		
A Year of REIT status election		Name	C Empl	oyer identification number
B Check if a: 1 REIT with 100% owned subsidiaries (see page 6	Please Type or Print	Number, street, and room or suite no. (If a P.O. box, see page 6 of instructions.)	D Date	REIT established
of instructions)		City or town, state, and ZIP code		assets (see page 7 of ctions)
F Check applicable box(es)	: (1)	Final return (2) Name change (3) Address change (4) Amended return	\$	

Part I-Real Estate Investment Trust Taxable Income (See page 7 of instructions.)

Paid Preparer's signature Date Title Preparer's Firm's name (or Date Check if self-employed []			Income (EXCLUDING income required to be reported	d in Part II or Part	IV)	
2 Interest 2 3 Gross rents from real property 3 4 4 5 Gaptal gain net income (attach Schedule D (form 1120)) 5 6 Net gain or (loss) from form 4797, Part II, line 18 (latch Form 4797) 6 7 Other income (see page 7 of instructions—attach schedule) 7 9 Total income. Add lines of through 7. 8 10 Salaries and maintenance 10 11 12 13 12 Bad debts 12 13 Rents 13 14 Taxee and licenses 14 15 Interest 15 16 Depreciation (attach Form 4562) 16 17 Advertiling 17 18 Other deductions (see page 8 of instructions—attach schedule) 18 19 Total deductions. Add lines 9 through 18 20 20 Taxable lineome before net operating loss deduction for dividends paid. and section 857(b)(2)(E) deduction for chivednes paid. and section 857(b)(2)(E) deduction for chivednes paid. and section 857(b)(2)(E) deduction for chivednes paid. 21 21 21 Less: Net operating loss deduc	1	Divider	nds		1	
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Paid Check if signature Preparer's Firm's name (or						, ,
			Preparers			Preparer's SSN or PTIN
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Use Only yours if self-employed), address, and ZIP code Phone no. ()	use	oniy	address, and ZIP code	Phone no	o. ()

Part II—Tax on Net Income From Foreclosure Property (Section 856(e)) (See page 11 of instructions.)

1	Net gain or (loss) from the sale or other disposition of foreclosure property described in section 1221(a)(1) (attach schedule).	1	
2		2	
3	Total income from foreclosure property. Add lines 1 and 2	3	
4	Deductions directly connected with the production of income shown on line 3 (attach schedule)	4	
5	Net income from foreclosure property. Subtract line 4 from line 3	5	
6	Tax on net income from foreclosure property. Multiply line 5 by 35%. Enter here and on Schedule		
	J, line 3b	6	

Part III—Tax for Failure To Meet Certain Source-of-Income Requirements (Section 857(b)(5)) (See page 11 of instructions.)

			*/////		
1a	Enter total income from Part I, line 8	а			
b	Enter total income from foreclosure property from Part II, line 3.	b			
С	Total. Add lines 1a and 1b		. 1c		
2	Multiply line 1c by 90%				
3	Enter income on line 1c from sources referred to in section 856(c)(2)				
4	Subtract line 3 from line 2. (If zero or less, enter -0)		-		
5	Multiply line 1c by 75%				
6	Enter income on line 1c from sources referred to in section 856(c)(3)				
7	Subtract line 6 from line 5. (If zero or less, enter -0)		_		
8	Enter the greater of line 4 or line 7. (If line 8 is zero, do not complet		-		
9	Enter the amount from Part I, line 20				
10	Enter the net capital gain from Schedule D (Form 1120), line 13				
11	Subtract line 10 from line 9				
12a		2a			
b	Enter the net short-term capital gain from Schedule D (Form 1120),				
	line 5. (If line 5 is a loss, enter -0)	2b			
с			120	:	
13	Enter capital gain net income from Part I, line 5		. 13		
14	Subtract line 13 from line 12c				
15	Divide line 11 by line 14. Carry the result to five decimal places				
16	Section 857(b)(5) tax. Multiply line 8 by line 15. Enter here and on Sc				

Part IV—Tax on Net Income From Prohibited Transactions (See page 11 of instructions.)

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

Schedule A Deduction for Dividends Paid (See page 11 of instructions.)

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	1	
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	2	
3	Dividends declared in October, November, or December deemed paid on December 31 under section 857(b)(9).	3	
4	Consent dividends (attach Forms 972 and 973)	4	
5	Total dividends paid. Add lines 1 through 4	5	
6	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 total dividends paid from line 5 here and on line 21b, page 1	6	

Form 1120-REIT (2002)

Form	1120-REIT (2002)							Page 3
Sc	nedule J Tax Computation (See page 11	of instru	ctio	ns.)				
1	Check if the REIT is a member of a controlled gro	up (see s	sectio	ons 1561	and 1563)	► 🗆		
	Important: Members of a controlled group, see in	•						
2a	If the box on line 1 is checked, enter the REIT's sha					9,925,000		
	taxable income brackets (in that order):			,, +	,, ,			
	(1) \$ (2) \$		1	(3) \$				
b	Enter the REIT's share of:			(0)		I		
~	(1) Additional 5% tax (not more than \$11,750) [\$		1					
3a	Tax on REIT taxable income			3a				
b	Tax from Part II, line 6							
c	Tax from Part III, line 16							
d	Tax from Part IV, line 3							
e	Tax under section 857(b)(7)(A) (see page 12 of ins							
f	Alternative minimum tax (attach Form 4626) .			· · ·				
a	Income tax. Add lines 3a through 3f						3g	
5	Foreign tax credit (attach Form 1118)							
b	Check:		•	· · -				
	□ Nonconventional source fuel credit □ QEV credit (a	attach For	m 88	(34) 4b				
С	General business credit. Check box(es) and							
	forms are attached.							
	□ Form 3800 □ Form(s) (specify) ►			4c				
d	Credit for prior year minimum tax (attach Form 88							
e	Total credits. Add lines 4a through 4d						4e	
5	Subtract line 4e from line 3g						5	
6	Personal holding company tax (attach Schedule F						6	
7	Other taxes. Check if from: Form 4255 For	rm 8611		Other (at	tach schedu	le)	7	
8	Total tax. Add lines 5 through 7. Enter here and c				<u></u>		8	
Sci	Other Information (See page 14							
1	Check method of accounting:	Yes No	5				ar, did one foreign	
а	L Cash			person (own, directly	y or indirect	ly, at least 25% of:	
b				(a) the t	otal voting p	power of all	classes of stock of	
С	☐ Other (specify) ►						the total value of al	
2	At the end of the tax year, did the REIT own, directly						'Yes," enter:	V///X////.
	or indirectly, 50% or more of the voting stock of a				-			X///X////
	domestic corporation? (For rules of attribution, see		b		-			V///N////.
	section 267(c).)							
	If "Yes," attach a schedule showing: (a) name and employer identification number (EIN), (b) percentage		С		-		5472. Enter number	V///N////.
	owned, and (c) taxable income or (loss) before NOL			of Form	s 54/2 attac	:nea ►		
	and special deductions of such corporation for the		6	During tl	nis tax year,	did the REIT	pay dividends (other	· ////////////////////////////////////
	tax year ending with or within your tax year.						outions in exchange	
-							REIT's current and	
3	Is the REIT a subsidiary in a parent-subsidiary						s? (See sections 301	
	controlled group?				file Form 54			
	corporation ►			11 165,		+JZ.		
			7	Chock th	his how if the	DEIT issued	publicly offered deb	
			'				iscount 🕨 🗌	
					-	have to file F		
4	At the end of the tax year, did any individual,			11 SO, the	= KLII IIIay I		0111 0201.	
	partnership, corporation, estate, or trust own, directly or indirectly, 50% or more of the REIT's voting stock?		8	Enter the	amount of tax	exempt inter	est received or accrued	
	(For rules of attribution, see section 856(h).)		-			\$		
	If "Yes," attach a schedule showing name and			sanny th	c tan your 🕨	۰ <u>ـــــ</u>	I	
	identifying number. (Do not include any information		9	Enter th	ne available	NOL carry	over from prior tax	
	already entered in 3 above.) Enter percentage					-	any deduction or	V///N////.
	owned ►			line 21a		\$	-	

Note: If the corporation, at any time during the tax year, had assets or operated a business in a foreign country or U.S. possession, it may be required to attach **Schedule N** (Form 1120), Foreign Operations of U.S. Corporations, to this return. See Schedule N for details.

Schedule L Balance Sheets per Books	~	g of tax year		tax year
Assets	(a)	(b)	(c)	(d)
1 Cash				
2a Trade notes and accounts receivable .				
b Less allowance for bad debts	()		()
3 U.S. government obligations				
4 Tax-exempt securities (see page 15 of instructions)				
5 Other current assets (attach schedule) .				
6 Loans to shareholders				
7 Mortgage and real estate loans				<u></u>
8 Other investments (attach schedule).	X/////////////////////////////////////			
9a Buildings and other depreciable assets.			,	
b Less accumulated depreciation			()
0 Land (net of any amortization)	X/////////////////////////////////////			
1a Intangible assets (amortizable only)				
b Less accumulated amortization			()
2 Other assets (attach schedule).				<u></u>
3 Total assets				
Liabilities and Shareholders' Equity		X/////////////////////////////////////]}/////////////////////////////////////
4 Accounts payable				
15 Mortgages, notes, bonds payable in less than 1 year				
6 Other current liabilities (attach schedule)				
7 Loans from shareholders				
8 Mortgages, notes, bonds payable in 1 year or more				/
9 Other liabilities (attach schedule)	X/////////////////////////////////////			
20 Capital stock: a Preferred stock				
b Common stock				//
Additional paid-in capital				/
22 Retained earnings—Appropriated (attach schedule)				
23 Retained earnings—Unappropriated				
24 Adjustments to shareholders' equity				
(attach schedule)				
Less cost of treasury stock		()		()
6 Total liabilities and shareholders' equity.		1		
lote: Schedules M-1 and M-2 do not have to b				
Schedule M-1 Reconciliation of Incom	ie (Loss) per Book	· · · ·	· · · · ·	
Net income (loss) per books			on books this year	
a Federal income tax \$		2	nis return (itemize):	<i>\ </i>
b Less: Section 857(b)(5) tax, section 857(b)(7) tax,		1 ·	st \$	
and built-in gains tax \$ ()	×/////////////////////////////////////	8 Deductions on this		
c Balance			ne this year (itemize):	
Excess of capital losses over capital gains		a Depreciation.		
Income subject to tax not recorded on		b Net operating lo		
books this year (itemize):		1	1) \$	
Expenses recorded on books this year not		c Deduction for d		
deducted on this return (itemize):		(line 21b, page ⁻	1) \$	
a Depreciation \$		9 Net income from f		
b Section 4981 tax \$		10 Net income from pr		
c Travel and entertainment \$	X/////////////////////////////////////	11 Add lines 7 throu		
		12 REIT taxable i		
Add lines 1 through 5			ess line 11	

	Add lines 1 through 5		12 REIT taxable page 1)— line 6	6 less line 11 .		
S	chedule M-2 Analysis of Unappropr	iated Retained Ea	arnings per Bool	ks (line 23, So	chedule	e L)
1	Balance at beginning of year		5 Distributions: a	Cash		
	Net income (loss) per books		b	Stock		
3	Other increases (itemize):		С	Property		
	· · ·		6 Other decrease			

. . .

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