## Form 1120-REIT U.S. Income Tax Return for OMB No. 1545-1004 Real Estate Investment Trusts For calendar year 1993 or tax year beginning ......, 1993, ending ..... Department of the Treasury ▶ Instructions are separate. See page 1 for Paperwork Reduction Act Notice. Internal Revenue Service A Year of REIT Name C Employer identification number Please Number, street, and room or suite no. (If a P.O. box, see page 5 of instructions.) **D** Date REIT established Type Check if a Print Personal holding City or town, state, and ZIP code E Total assets (see instructions) company (Attach Sch. PH F Check applicable box(es): (1) Final return (2) Change of address (3) Amended return Part I—Real Estate Investment Trust Taxable Income (See instructions.) **Income** (EXCLUDING income required to be reported in Part II or in Part IV) Dividends. . . 2 2 3 3 4 Other gross rents . . . . . . . . . . . . . . . . . 5 5 Capital gain net income (attach Schedule D (Form 1120)) . . . 6 Net gain or (loss) from Form 4797, Part II, line 20 (attach Form 4797) 7 **Total income**. Add lines 1 through 7. 8 Deductions (EXCLUDING deductions directly connected with income required to be reported in Part II or in Part IV) 9 Compensation of officers . . . 9 10c 10a Salaries and wages \_\_\_ 11 Repairs and maintenance . . . . 11 12 12 13 13 14 14 Taxes and licenses 15 15 16 16 Depreciation (attach Form 4562) . . . . 17 17 18 18 19 **Total deductions**. Add lines 9 through 18 . . . . . . . . . 19 Taxable income before net operating loss deduction, total deduction for dividends paid, and 20 section 857(b)(2)(E) deduction. Subtract line 19 from line 8 . . . 20 Less: a Net operating loss deduction (see instructions) . . . . 21 **b** Total deduction for dividends paid (Schedule A, line 6) . **21b** c Section 857(b)(2)(E) deduction (Schedule J, line 3c) . . 21d Tax and Payments 22 Real estate investment trust taxable income. Subtract line 21d from line 20 23 Total tax (Schedule J, line 9) . . . . . . 23 24a Payments: a 1992 overpayment credited to 1993 24 1993 estimated tax payments . . . 24b c Less 1993 refund applied for on Form 4466 24c ( 24d Tax deposited with Form 7004. . . . . . . . . . . . . . . . 24e 24f Credit from regulated investment companies (attach Form 2439) . . . 24g 24h Credit for Federal tax paid on fuels (attach Form 4136) . . . .

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. **Please** Sign Here Signature of officer Title Date Preparer's social security number Date Preparer's Check if self-Paid signature employed Preparer's Firm's name (or E.I. No. ▶ yours if self-employed) and address Use Only ZIP code ▶

Estimated tax penalty (see instructions). Check if Form 2220 is attached . . . . .

**Tax due.** If line 24h is smaller than the total of lines 23 and 25, enter amount owed. . . **Overpayment.** If line 24h is larger than the total of lines 23 and 25, enter amount overpaid

Enter amount of line 27 you want: Credited to 1994 estimated tax ▶

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Refunded ►

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Par	t II—Tax on Net Income From Foreclosure Property  (As defined in section 856(e)) (Caution: See instructions before completing this part.)		
1	Net gain or (loss) from the sale or other disposition of foreclosure property described in section		
•	1221(1) (attach schedule)	1	
2	Gross income from foreclosure property (attach schedule)	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	
Par	J, line 3b		
	Certain Source-of-Income Requirements (Caution: See instructions.)		1
_	Enter total income from Part I, line 8	-	
b	Enter total income from foreclosure property from Part II, line 3 1b	1c	
С	Total. Add lines 1a and 1b	2	
2	Multiply line 1c by 95%	3	
3	Enter income on line 1c from sources referred to in section 856(c)(2)	4	
4	Subtract line 3 from line 2. (If zero or less, enter -0)	5	
5	Multiply line 1c by 75%	6	
6 7	Subtract line 6 from line 5. (If zero or less, enter -0)	7	
8	Enter the greater of line 4 or line 7. (If line 8 is zero, do not complete the rest of Part III.)	8	
9	Enter the amount from Part I, line 20	9	
10	Enter the net capital gain from Schedule D (Form 1120), line 12	10	
11	Subtract line 10 from line 9	11	
12a	Enter total income from Part I, line 8		
b			
-	line 5. (If line 5 is a loss, enter -0)		
С	Add lines 12a and 12b	12c	
13	Enter capital gain net income from Part I, line 5	13	
14	Subtract line 13 from line 12c	14	
15	Divide line 11 by line 14. Carry the result to five decimal places	15	
16	Section 857(b)(5) tax. Multiply line 8 by line 15. Enter here and on Schedule J, line 3c	16	
Par	IV—Tax on Net Income From Prohibited Transactions (See instructions.)		
1	Gain from the sale or other disposition of property	1	
2	Deductions directly connected with the production of income shown on line 1	2	
3	Net income from prohibited transactions. Subtract line 2 from line 1	3	
4	Tax on net income from prohibited transactions. Multiply line 3 by 100%. Enter here and on		
	Schedule J, line 3d	4	
Scl	nedule A Deduction for Dividends Paid (See 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)(8) 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)(8). (See instructions.)	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 line 5,		
J	Part II, 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	

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Scl	nedule J Tax Computation (See instruction	ıs.)											_
1	Check if the REIT is a member of a controlled grou	ıp (see	e se	ctions	1561 a	and 156	3)						
2a	If the box on line 1 is checked, enter the REIT's share of the \$50,000, \$25,000, and \$9,925,000												
	taxable income brackets (in that order):	0 0	+	00,000	7 420/0	, o o , a	4,1,2						
	(1) \\$ (2) \\$			(3)	\$			1 1					
b	Enter the REIT's share of:			_ (0)									
	(1) additional 5% tax (not more than \$11,750)				1								
	(2) additional 3% tax (not more than \$100,000)				Ī								
20					3a			- 1					
3a									_				
b	Tax from Part II, line 6, page 2												
C	Tax from Part III, line 16, page 2												
d	Tax from Part IV, line 4, page 2								٦.				
е	Income tax. Add lines 3a through 3d							·, ·	3e	-			_
4a	Foreign tax credit (attach Form 1118)				4a								
b	$\square$ Nonconventional source fuel credit $\square$ QEV credit (att												
С	General business credit. Enter here and check which		ms	are att	ached:								
	☐ Form 3800 ☐ Form 3468 ☐ Form 5												
	☐ Form 6478 ☐ Form 6765 ☐ Form 8							ı					
	☐ Form 8830 ☐ Form 8826 ☐ Form 8	3835			4c								
d	Credit for prior year minimum tax (attach Form 882	27) .			4d								
е	Total credits. Add lines 4a through 4d								4e				_
5	Subtract line 4e from line 3e								5				_
6	Personal holding company tax (attach Schedule Ph	H (Fori	m 1	120)) .					6				_
7	Recapture taxes. Check if from: Form 4255								7				
8	Alternative minimum tax (attach Form 4626)								8				
9	Total tax. Add lines 5 through 8. Enter here and or	line 2	23,	page 1	۱				9				
Scl	nedule K Other Information (See instruction	ns.)											
1	Check method of accounting:	Yes N	۰ و	<b>5</b> Wa	s the R	REIT a L	IS sh	arehold	ler of	any co	ntrolled	Yes No	^
	Cash		Ι,			rporation							_
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a h					-	-							
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Form 1120-REIT (1993) Page 4

Sc	chedule L Balance Sheets		Beginning	g of tax year	End of tax year			
		Assets	(a)	(b)	(c)	(d)		
1	Cash							
2a	Trade notes	and accounts receivable .						
b	Less allowa	nce for bad debts	(		( )			
3	U.S. govern	ment obligations						
4		securities (see instructions).						
5		nt assets (attach schedule)						
6		ockholders						
7	Mortgage ar	nd real estate loans						
8	Other invest	tments (attach schedule)						
9a	Buildings ar	nd other depreciable assets.						
b	Less accum	ulated depreciation	( )		( )			
10	Land (net of	f any amortization)						
11a	Intangible as	ssets (amortizable only)						
b		nulated amortization	( )		( )			
12	Other assets	s (attach schedule)						
13								
		and Stockholders' Equity						
14		ayable						
15		es, bonds payable in less than 1 year						
16		nt liabilities (attach schedule)						
17		stockholders						
18 10		es, bonds payable in 1 year or more						
19 20		ries (attach schedule)						
20	Capital Stoc	k: <b>a</b> Preferred stock <b>b</b> Common stock						
21	Doid in or o							
21 22		apital surplus  gs—Appropriated (attach schedule)						
22 23		rnings—Unappropriated						
23 24		f treasury stock		( )		(		
25	Total liabilitie	es and stockholders' equity.		,		,		
		M-1 and M-2 do not have to be				e less than \$25,000.		
Sc	hedule M-1	Reconciliation of Incor	me (Loss) per Bo	oks With Income	per Return			
1	Net income (le	oss) per books		7 Income recorded	on books this year			
2a	Federal incon	ne tax		not included on the	nis return (itemize):			
	(Schedule J, lin	ne 9) \$		Tax-exempt interes	t <b>\$</b>			
b	Less: Section 857	7(b)(5) tax \$ ()						
С	Balance			8 Deductions on this	return not charged			
3	Excess of cap	oital losses over capital gains		against book incom	ne this year (itemize):			
		ect to tax not recorded on		a Depreciation.	. \$			
	books this ye	ar (itemize):		<b>b</b> Net operating loss				
					. \$			
				c Deduction for divid				
		orded on books this year not			. \$			
		this return (itemize):						
		\$						
		tax \$		<b>9</b> Net income from for				
С		tainment \$		10 Net income from p				
				11 Add lines 7 throu				
6		nrough 5		<b>12</b> REIT taxable i	ncome (line 22, less line 11			
	hedule M-2		iated Retained E			e L)		
		eginning of year			Cash	,		
		oss) per books			Stock			
		es (itemize):			Property			
_				6 Other decreases				
				7 Add lines 5 and	6			
4	Add lines 1 2	) and 3		8 Balance at end of ve				