



# 2002 ECONOMIC CENSUS

## REAL ESTATE LESSORS

FORM  
**RE-53160**

OMB No. 0607-0882: Approval Expires 07/31/2004

**DUE DATE**  
**FEBRUARY 12, 2003**

**Mail** your completed form to:  
**U.S. CENSUS BUREAU**  
**1201 East 10th Street**  
**Jeffersonville, IN 47134-0001**

RE-53160

**Please read** the accompanying information sheet(s) before answering the questions.

**Need help or have questions about filling out this form?**

**Visit** our Web site at [www.census.gov/econhelp](http://www.census.gov/econhelp)

**Call** 1-800-233-6136, between 8:00 a.m. and 8:00 p.m., Eastern time, Monday through Friday.

- OR -

**Write** to the address above. Include your 11-digit Census File Number (CFN) printed in the mailing address.

**INFORMATION COPY  
DO NOT USE TO REPORT**

(Please correct any errors in this mailing address.)

**YOUR RESPONSE IS REQUIRED BY LAW.** Title 13, United States Code, requires businesses and other organizations that receive this questionnaire to answer the questions and return the report to the U.S. Census Bureau. By the same law, **YOUR CENSUS REPORT IS CONFIDENTIAL.** It may be seen only by persons sworn to uphold the confidentiality of Census Bureau information and may be used only for statistical purposes. Further, copies retained in respondents' files are immune from legal process.

- Use blue or black ink.
- Do not use pencil.
- Place an "X" inside the box.
- Please center numbers in their respective boxes. Examples:
- Do not put slashes through 0 or 7.

<input checked="" type="checkbox"/>	0	1	2	3	4	5	6	7	8	9
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The reporting unit for this form is an establishment. An **establishment** is generally a single physical location where business is conducted or where services or industrial operations are performed. For further clarification, see information sheet(s).

**1 MONTHS IN OPERATION** Mark "X" if None

Number of months in operation during 2002 (If none, mark "X" and go to 29.) . . . . . 0002	2002	
	Number of months	
<input type="checkbox"/>		

**2 EMPLOYER IDENTIFICATION NUMBER**

Is the Employer Identification Number (EIN) shown in the mailing address the same as the one used for this establishment on its latest 2002 Internal Revenue Service Form 941, Employer's Quarterly Federal Tax Return?

0021  Yes      0022  No - Enter current EIN (9 digits) → 0025

	-	
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**3 PHYSICAL LOCATION**

**A. Is this establishment's physical location the same as shown in the mailing address? (P.O. box and rural route addresses are not physical locations.)**

0031  Yes      0035 Number and street

0032  No - Enter physical location →

0036 City, town, village, etc.	0037 State	0038 ZIP Code

**B. Is this establishment physically located inside the legal boundaries of the city, town, village, etc.?**

0041  Yes      0042  No      0043  No legal boundaries      0044  Do not know

**C. Type of municipality where this establishment is physically located**

0046  City, village, or borough      0047  Town or township      0048  Other or do not know

53160016

**HOW TO REPORT DOLLAR FIGURES**

Dollar figures should be **rounded to thousands** of dollars.

Mark "X" if None

If a figure is **\$1,025,628.79**:

**Report** →

If a value is "0" (or less than \$500.00):

**Report** →

2002			
\$ Bil.	Mil.	Thou.	Dol.
	1	0 2 6	

**4 SALES, SHIPMENTS, RECEIPTS, OR REVENUE**

See information sheet(s) for general description. In addition, include revenue earned from:

- Gross rents from properties owned by this establishment and leased to others.
- Gross sales of real property subdivided or buildings built for sale by this establishment.
- Commissions and fees for managing, listing, selling, or renting property owned by others - not gross rents or gross sale price.
- Commissions and fees received on behalf of, and paid to, sales agents and to other brokers.
- Commissions and fees received from other brokers (co-brokerage fees).
- Net gains (losses) on sale of investment or rental property owned by this establishment.
- Other investment income.

Mark "X" if None

Revenue . . . . . 0100

2002			
\$ Bil.	Mil.	Thou.	Dol.

**5 E-COMMERCE SALES, SHIPMENTS, RECEIPTS, OR REVENUE**

**A.** Did this establishment have any e-commerce sales, receipts, and/or revenue in 2002? (E-commerce includes sales, commissions, rents, or fees collected from any transaction completed over an Internet, Extranet, Electronic Data Interchange (EDI) network, electronic mail, or other online system. Transactions are agreements between buyers and sellers to transfer ownership of, or rights to use, goods or services. Payment for these goods or services may or may not be made online. Please see the information sheet(s) for further clarification.)

0181  Yes - Go to line B

0182  No - Go to **6**

**B.** E-commerce sales, receipts, and/or revenue of this establishment (Include e-commerce sales, receipts, and/or revenue in **4**. Exclude sales taxes.) . . .

0185

2002			
Estimates are acceptable			
\$ Bil.	Mil.	Thou.	Dol.

**6 EMPLOYMENT AND PAYROLL**

**Include:**

- Full- and part-time employees working at this establishment whose payroll was reported on Internal Revenue Service Form 941, Employer's Quarterly Federal Tax Return, and filed under the Employer Identification Number (EIN) shown in the mailing address or corrected in **2**.

**Exclude:**

- Full- or part-time leased employees whose payroll was filed under an employee leasing company's EIN.
- Temporary staffing obtained from a staffing service.

For further clarification, see information sheet(s).

**A.** Number of employees for pay period including March 12 . . . . . 0320

Mark "X" if None

2002	
Number	

**B.** Payroll before deductions (Exclude employer's cost for fringe benefits.)

Mark "X" if None

1. Annual payroll . . . . . 0300

2. First quarter payroll (January-March, 2002). . . . . 0310

2002		
\$ Mil.	Thou.	Dol.

53160024

If not shown, please enter your 11-digit Census File Number (CFN) from the mailing address.

**7** LEASED EMPLOYMENT AND PAYROLL

**A.** Did this establishment have any full- or part-time leased employees whose payroll was filed under an employee leasing company's EIN?

**Exclude:**

- Temporary staffing obtained from a staffing service.
- Contractors, subcontractors, or independent contractors.
- Purchased or managed services, such as janitorial, guard, or landscape services.
- Professional or technical services purchased from another firm, such as software consulting, computer programming, engineering, or accounting services.
- Employees already reported in **6**.

For further clarification, see information sheet(s).

0241  Yes - Go to line B

0242  No - Go to **13**

Mark "X" if None

2002		
Number		

**B.** Number of leased employees for pay period including March 12. . . . . 0370

**C.** Payroll for leased employees before deductions (Exclude employer's cost for fringe benefits.)

**1.** Annual payroll for leased employees . . . . . 0350

2002		
\$ Mil.	Thou.	Dol.

**2.** First quarter payroll for leased employees (January-March, 2002) . . . . . 0360

Mark "X" if None

2002		
\$ Mil.	Thou.	Dol.

**8-17** Not Applicable.

**18** KIND OF BUSINESS

Principal kind of business in 2002  
(Mark "X" only ONE box.)

**Lessors of residential properties**

- 0700
- 531 110 10 17  Lessor of apartment buildings with 5 or more housing units per building
  - 531 110 90 10  Lessor of apartment buildings with 2 to 4 housing units per building
  - 531 110 10 25  Lessor of retirement housing with 5 or more housing units per building
  - 531 110 90 36  Lessor of single-family houses, including townhouses
  - 531 110 90 51  Lessor of manufactured and/or mobile homes, on site
  - 531 190 10 10  Lessor of home sites for manufactured and/or mobile homes - land only
  - 721 211 00 22  Operator of trailer park or recreational vehicle park, overnight or short-term site rentals
  - 531 110 90 28  Lessor of other residential buildings - Specify ↴

0701

CONTINUE WITH **18** ON PAGE 4

53160032

**18** KIND OF BUSINESS - Continued

**Lessors of nonresidential properties**

- 0700 531 120 10 23  Lessor of office/professional buildings, including mobile offices and executive office suites
- 531 120 30 19  Lessor of shopping centers, retail shops - property operation only
- 531 120 90 83  Lessor of flea market spaces - under roof
- 531 190 90 21  Lessor of flea market spaces, excluding under roof
- 531 120 90 29  Lessor of hotel or motel buildings - property ownership and leasing
- 531 120 20 13  Lessor of industrial buildings
- 531 120 90 18  Lessor of piers, docks, and associated buildings and facilities
- 531 130 00 13  Lessor of self-service storage or miniwarehouses
- 531 120 90 34  Lessor of other nonresidential buildings - *Specify* ↴

0701

- 531 190 90 13  Lessor of other real property - *Specify* ↴

0701

**Other real estate activities**

- 525 930 10 25  Real estate investment trust - REIT
- 525 930 90 10  Real estate investment trust - mortgage REIT
- 531 210 10 10  Agent or broker - residential real estate
- 531 210 90 17  Agent or broker - nonresidential real estate
- 531 311 00 16  Property manager - residential real estate
- 531 312 00 15  Property manager - nonresidential real estate
- 812 220 00 44  Cemetery manager
- 531 320 00 15  Real estate appraiser
- 522 310 00 24  Mortgage broker
- 233 110 00 12  Subdividing and preparing land into lots for sale

CONTINUE WITH **18** ON PAGE 5



53160040

If not shown, please enter your 11-digit Census File Number (CFN) from the mailing address.

**18** KIND OF BUSINESS - Continued

**Other real estate activities - Continued**

0700 531 110 90 44  Construction of residential building on land owned by you, intended for rent or lease - *Specify type of building* ↴

0701

531 120 90 42  Construction of nonresidential building on land owned by you, intended for rent or lease - *Specify type of building* ↴

0701

777 530 00 10  Other real estate service - *Specify* ↴

0701

**Other business activities**

623 110 00 14  Nursing care facility, providing nursing and rehabilitative services

775 000 00 15  Other kind of business or activity - *Specify* ↴

0701

**19-21** Not Applicable.

HOW TO REPORT PERCENTS



If figure is **38.76%** of total sales:

**Report whole percents**

2002				
Estimates are acceptable. Report dollars OR percents.				
\$ Bil.	Mil.	Thou.	Dol.	Percent
				3 9

**22** DETAIL OF SALES, SHIPMENTS, RECEIPTS, OR REVENUE

(Report sources of revenue for this establishment, either as a dollar figure or as a whole percent of total revenue (reported in 4). See HOW TO REPORT DOLLAR FIGURES on page 2 and HOW TO REPORT PERCENTS above. Do not combine data for two or more lines.)

**Line 1** - Gross rents should include all charges billed to tenants throughout the year. Include any costs billed (in accordance with the rental agreement) as additional charges to your tenants, such as building improvements, parking, repairs, utilities, etc.

**Line 6** - Include gains (losses) on sale of investment property which had been rented or leased out by this establishment prior to being sold, whether or not built by you. Exclude gains (losses) on the sale of new buildings built by you (report gross sales of these properties on **line 11**). Also, exclude the sale of machinery, equipment, vehicles, and other assets not pertaining to real estate.

**Line 11** - Report here all other sources of revenue. For example: swimming pool guest fees and party room rental.

Description of sales, shipments, receipts, or revenue	Census use	2002								
		Estimates are acceptable. Report dollars OR percents.								
		\$ Bil.	Mil.	Thou.	Dol.	Percent				
0723	0720	0721								0722
<b>1.</b> Gross rents from real property owned by this establishment										
<b>a.</b> Apartments and/or retirement housing with 5 or more housing units per building	52001									
<b>b.</b> Other residential properties, including apartment buildings with 2 to 4 housing units, single family houses, townhouses, and manufactured and/or mobile homes	52002									

CONTINUE WITH 22 ON PAGE 6

CONTINUE ON PAGE 6

53160057

**22** DETAIL OF SALES, SHIPMENTS, RECEIPTS, OR REVENUE - Continued

Description of sales, shipments, receipts, or revenue	Cen- sus use	2002				
		Estimates are acceptable. Report dollars OR percents.				
		\$ Bil.	Mil.	Thou.	Dol.	Percent
0723	0720	0721				0722
<b>1.</b> Gross rents from real property owned by this establishment - Continued						
<b>c.</b> Home sites for manufactured and/or mobile homes . . . . .	52003					
<b>d.</b> Office and professional buildings, including mobile offices and executive office suites . . . . .	52004					
<b>e.</b> Shopping center properties, retail shops, and flea market spaces . . . . .	52005					
<b>f.</b> Industrial buildings . . . . .	52006					
<b>g.</b> Self-service storage or miniwarehouses . . . . .	52007					
<b>h.</b> Other nonresidential buildings . . . . .	52008					
<b>i.</b> All other real property . . . . .	52009					
<b>j. Sum lines 1a through 1i</b> . . . . .	52000					
<b>2.</b> Receipts and/or commissions from operators of concessions and coin- operated machines operated by others on your premises . . . . .	52410					
<b>3.</b> Hotel operation, including rental of guestrooms and units to transients . . . . .	52400					
<b>4.</b> Revenue from construction, remodeling, and repair work done for others, excluding revenue from work done for other establishments of this firm . . . . .	52430					
<b>5.</b> Interest income . . . . .	52700					
<b>6.</b> Net gains (losses) from sales of real property owned by this establishment for investment, rent, or lease . . . . .	52440					
<b>7.</b> Other investment income - net . . . . .	52450					
<b>8.</b> Real estate brokerage fees and commissions for listing, sales, and rental <i>(Report fees and commissions for land without buildings on line 8e.)</i>						
<b>a.</b> Residential property sales . . . . .	52101					
<b>b.</b> Residential property rental . . . . .	52102					
<b>c.</b> Nonresidential property sales . . . . .	52103					
<b>d.</b> Nonresidential property rental . . . . .	52104					
<b>e.</b> Land sales and rental . . . . .	52105					
<b>f. Sum lines 8a through 8e</b> . . . . .	52100					
<b>9.</b> Property management fees . . . . .	52200					

CONTINUE WITH **22** ON PAGE 7

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If not shown, please enter your 11-digit Census File Number (CFN) from the mailing address.

**22** DETAIL OF SALES, SHIPMENTS, RECEIPTS, OR REVENUE - Continued

Description of sales, shipments, receipts, or revenue	Cen- sus use	2002				
		Estimates are acceptable. Report dollars OR percents.				
		\$ Bil.	Mil.	Thou.	Dol.	Percent
0723	0720	0721				0722
<b>10.</b> Real estate appraisal fees . . . . .	52270					
<b>11.</b> Other revenue - <i>Specify</i> ↴  	59810					
<b>12. TOTAL</b> (Should equal <b>4</b> if reporting in dollars.) . . . . .	59990					1 0 0

**23-25** Not Applicable.

**26** SPECIAL INQUIRIES

CONSTRUCTION ACTIVITY

- *New construction - Includes the complete, original erection of structures and essential service facilities and the initial installation of integral equipment and supplies, such as elevators, plumbing, heating, and air-conditioning.*
- *Maintenance and repair - Includes construction done for the purpose of upkeeping the property rather than additional investment in the property.*
- *Additions, alterations, or reconstruction - Includes construction activity making structural changes to existing facilities. Generally, this type of activity is considered a capital investment in the property.*

**1.** Expenditures incurred for new construction, additions, alterations, reconstruction, land subdividing and/or development, or maintenance and repair (Include labor, materials, and overheads. Include land improvement, but exclude value of land and value of machinery and equipment that are not an integral part of a structure.) . . . . . 5230

Mark "X" if None

2002		
\$ Mil.	Thou.	Dol.

**2.** Percentage of expenditures involved in

- a.** Residential buildings . . . . . 5231
- b.** Nonresidential buildings. . . . . 5232
- c.** Subdividing and/or developing lots . . . . . 5233
- d.** Other - *Specify* ↴  
0894 \_\_\_\_\_ 5234
- e. TOTAL** (Sum lines 2a through 2d) . . . . . 1 0 0 %

2002	
Percent	
	%
	%
	%
	%
1 0 0	%

**3.** Percentage of expenditures involved in

- a.** New construction . . . . . 5235
- b.** Additions, alterations, or reconstruction . . . . . 5236
- c.** Maintenance and repair . . . . . 5237
- d. TOTAL** (Sum lines 3a through 3c) . . . . . 1 0 0 %

CONTINUE WITH **26** ON PAGE 8

CONTINUE ON PAGE 8

53160073

**26** SPECIAL INQUIRIES - Continued

4. Percentage of new construction work (reported in line 3a) was intended for:

- a. Rent or lease . . . . . 5238
- b. Sale . . . . . 5239
- c. Own use . . . . . 5240
- d. Other - Specify ↴  
 0893  5241
- e. **TOTAL** (Sum lines 4a through 4d) . . . . .

2002	
Percent	
	%
	%
	%
	%
1 0 0	%
	%

5. Percentage of total expenditures (reported in line 1) that represented work done by your own employees as opposed to work done by contractors or other hired labor . . . . . 5242

**27-28** Not Applicable.

**29** OPERATIONAL STATUS

Activity that best describes this establishment's status at the end of 2002  
(Mark "X" only ONE box.)

- 0011  In operation
- 0013  Temporarily or seasonally inactive
- 0014  Ceased operation - Give date at right →
- 0015  Sold or leased to another operator - Give date at right AND enter new name and mailing address below ↴

0018		
Month	Day	Year

0060 Name of new owner or operator		0061 Employer Identification Number		
		Enter EIN of new owner (9 digits) →		
0062 Mailing address (number and street, P.O. Box, etc.)				
0063 City, town, village, etc.			0064 State	0065 ZIP Code

**30** CERTIFICATION - This report is substantially accurate and was prepared in accordance with the instructions.

Is the time period covered by this report a calendar year?

- 0078  Yes
- 0079  No - Enter time period covered →

FROM	Month	Year	TO	Month	Year
0070			0071		

0072 Name of person to contact regarding this report			0073 Title		

Telephone	Area code	Number	Extension	Fax	Area code	Number
0074				0075		

0076 Internet e-mail address			Date completed		
			0069		
			Month	Day	Year

**Thank you for completing your 2002 Economic Census form.**  
**PLEASE PHOTOCOPY THIS FORM FOR YOUR RECORDS AND RETURN THE ORIGINAL.**



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