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Form 1120-REIT

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

OMB No. 1545-0123

For calendar year 2018 or tax year beginning \_\_\_\_\_, 2018, ending \_\_\_\_\_, 20\_\_\_\_\_

2018

Department of the Treasury Internal Revenue Service

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

Form header section including: A Year of REIT status election, B Check if a: 1 REIT with 100% owned subsidiaries, 2 Personal holding co., F Check applicable box(es), G Identify the type of REIT, C Employer identification number, D Date REIT established, E Total assets, H PBA code.

Part I - Real Estate Investment Trust Taxable Income (see instructions)

Income (EXCLUDING income required to be reported in Part II or Part IV)

Table with 8 rows for income items: 1 Dividends, 2 Interest, 3 Gross rents from real property, 4 Other gross rents, 5 Capital gain net income, 6 Net gain or (loss) from Form 4797, 7 Other income, 8 Total income.

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

Table with 21 rows for deductions: 9 Compensation of officers, 10 Salaries and wages, 11 Repairs and maintenance, 12 Bad debts, 13 Rents, 14 Taxes and licenses, 15 Interest, 16 Depreciation, 17 Advertising, 18 Other deductions, 19 Total deductions, 20 Taxable income before net operating loss, 21 Less: a Net operating loss deduction, b Total deduction for dividends paid, c Section 857(b)(2)(E) deduction.

Tax and Payments

Table with 29 rows for tax and payments: 22 Real estate investment trust taxable income, 23 Total tax, 24 2018 Net 965 tax liability paid, 25 Payments: a 2017 overpayment, b 2018 estimated tax payments, c Less 2018 refund, e Tax deposited, f Credits, g Refundable credit, h 2018 Net 965 tax liability, 26 Estimated tax penalty, 27 Tax due, 28 Overpayment, 29 Enter amount of line 28 you want.

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 section including: Print/Type preparer's name, Preparer's signature, Date, Check 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)

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

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

<b>1a</b>	Enter total income from Part I, line 8	<b>1a</b>			
<b>b</b>	Enter total income from foreclosure property from Part II, line 3	<b>1b</b>			
<b>c</b>	Total. Add lines 1a and 1b	<b>1c</b>			
<b>2a</b>	Enter income from hedging transactions referred to in section 856(c)(5)(G)	<b>2a</b>			
<b>b</b>	Enter income from passive foreign exchange gain referred to in section 856(n)(3). See instructions	<b>2b</b>			
<b>c</b>	Enter income from sources referred to in sections 856(c)(5)(J)(i). See instructions	<b>2c</b>			
<b>d</b>	Subtract lines 2a, 2b, and 2c from line 1c	<b>2d</b>			
<b>e</b>	Multiply line 2d by 95% (0.95)	<b>2e</b>			
<b>3</b>	Enter income on line 1c from sources referred to in section 856(c)(2)	<b>3</b>			
<b>4</b>	Subtract line 3 from line 2e. (If zero or less, enter -0-.)	<b>4</b>			
<b>5a</b>	Enter income from hedging transactions referred to in section 856(c)(5)(G)	<b>5a</b>			
<b>b</b>	Enter income from real estate foreign exchange gain referred to in section 856(n)(2). See instructions	<b>5b</b>			
<b>c</b>	Enter income from sources referred to in section 856(c)(5)(J)(i). See instructions	<b>5c</b>			
<b>d</b>	Subtract lines 5a, 5b, and 5c from line 1c	<b>5d</b>			
<b>e</b>	Multiply line 5d by 75% (0.75)	<b>5e</b>			
<b>6</b>	Enter income on line 1c from sources referred to in section 856(c)(3)	<b>6</b>			
<b>7</b>	Subtract line 6 from line 5. (If zero or less, enter -0-.)	<b>7</b>			
<b>8</b>	Enter the greater of line 4 or line 7. <b>(If line 8 is zero, do not complete the rest of Part III.)</b>	<b>8</b>			
<b>9</b>	Enter the amount from Part I, line 20	<b>9</b>			
<b>10</b>	Enter the net capital gain from Schedule D (Form 1120), line 17	<b>10</b>			
<b>11</b>	Subtract line 10 from line 9	<b>11</b>			
<b>12a</b>	Enter total income from Part I, line 8	<b>12a</b>			
<b>b</b>	Enter the net short-term capital gain from Schedule D (Form 1120), line 7. (If line 7 is a loss, enter -0-.)	<b>12b</b>			
<b>c</b>	Add lines 12a and 12b	<b>12c</b>			
<b>13</b>	Enter capital gain net income from Part I, line 5	<b>13</b>			
<b>14</b>	Subtract line 13 from line 12c	<b>14</b>			
<b>15</b>	Divide line 11 by line 14. Carry the result to five decimal places	<b>15</b>			
<b>16</b>	<b>Section 857(b)(5) tax.</b> Multiply line 8 by line 15. Enter here and on Schedule J, line 2c	<b>16</b>			

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

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

**Schedule A Deduction for Dividends Paid** (see instructions)

<b>1</b>	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	<b>1</b>		
<b>2</b>	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	<b>2</b>		
<b>3</b>	Dividends declared in October, November, or December deemed paid on December 31 under section 857(b)(9)	<b>3</b>		
<b>4</b>	Consent dividends (attach Forms 972 and 973)	<b>4</b>		
<b>5</b>	Deficiency dividends (section 860) (Attach Form 976)	<b>5</b>		
<b>6</b>	Total dividends paid. Add lines 1 through 5	<b>6</b>		
<b>7</b>	<b>Total deduction for dividends paid.</b> 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	<b>7</b>		

**Schedule J Tax Computation** (see instructions)

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

**Schedule K Other Information** (see instructions)

	Yes	No		Yes	No
<b>1</b>	Check method of accounting:		<b>6</b>	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.) . . . . .	
<b>a</b>	<input type="checkbox"/> Cash			If "Yes," file Form 5452.	
<b>b</b>	<input type="checkbox"/> Accrual		<b>7</b>	Check this box if the REIT issued publicly offered debt instruments with original issue discount <input type="checkbox"/>	
<b>c</b>	<input type="checkbox"/> Other (specify) <input type="checkbox"/>			If so, the REIT may have to file Form 8281.	
<b>2</b>	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).) . . . . .		<b>8</b>	Enter the amount of tax-exempt interest received or accrued during the tax year <input type="checkbox"/> \$	
	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.		<b>9</b>	Enter the available NOL carryover from prior tax years. (Do not reduce it by any deduction on line 21a, page 1.) . . . <input type="checkbox"/> \$	
<b>3</b>	Is the REIT a subsidiary in a parent-subsidiary controlled group? . . . . .		<b>10</b>	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) . . . . .	
	If "Yes," enter the name and EIN of the parent corporation <input type="checkbox"/>		<b>11</b>	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) . . . . .	
	-----		<b>a</b>	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	
<b>4</b>	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).) . . . . .		<b>b</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.	
	If "Yes," attach a statement showing name and identifying number. (Do not include any information already entered in 3 above.) Enter percentage owned <input type="checkbox"/>		<b>12</b>	Is the REIT attaching Form 8996 to certify as a Qualified Opportunity Fund . . . . .	
<b>5</b>	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:			If "Yes," enter amount from Form 8996, line 13 . . . <input type="checkbox"/> \$	
<b>a</b>	Percentage owned <input type="checkbox"/>				
<b>b</b>	Owner's country <input type="checkbox"/>				
<b>c</b>	The REIT may have to file Form 5472. Enter number of Forms 5472 attached <input type="checkbox"/>				

<b>Schedule L Balance Sheets per Books</b>		Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
<b>Assets</b>					
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	<b>Total assets</b> . . . . .				
<b>Liabilities and Shareholder's Equity</b>					
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: <b>a</b> Preferred stock . . . . .				
	<b>b</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	<b>Total liabilities and shareholders' equity</b> . . . . .				

<b>Schedule M-1 Reconciliation of Income (Loss) per Books With Income per Return</b> (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 . . . . .			

<b>Schedule M-2 Analysis of Unappropriated Retained Earnings per Books (Schedule L, line 23)</b>				
1	Balance at beginning of year . . . . .		5	Distributions: <b>a</b> Cash . . . . .
2	Net income (loss) per books . . . . .			<b>b</b> Stock . . . . .
3	Other increases (itemize): . . . . .			<b>c</b> 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)