Form	112	0-REIT		ļ	U.S. Income	• Tax	Return fo	or		OMB No. 1545	5-1004
1 01111		•		Re	eal Estate I	nvestr	ment Tru	sts			
Departi	ment of the	Treasury		ndar year 2002 or	tax year beginning		, 2002, ending	g		200	2
Department of the Treasury Internal Revenue Service		► II		separate. See page	e 15 for P	aperwork Red	duction Act Not				
A Yea	r of REIT	status election		Name					C En	nployer identificatior	ı number
<b>1</b> REIT	B Check if a:  1 REIT with 100% owned subsidiaries (see page 6 of instructions)  2 Personal holding co. (attach Sch. PH)		Please Type or	Number, street, a	and room or suite no. (	If a P.O. bo	x, see page 6 of	instructions.)	<b>D</b> Da	ite REIT established	
of in			☐	City or town, sta	ite, and ZIP code					tal assets (see page structions)	7 of
F		plicable box(es)	: (1)	Final return (2)	Name change (3)	Address	change (4) A	mended return	\$		
Part	I—Re	al Estate li	nvestme	ent Trust Tax	able Income (S	ee page	7 of instruc	ctions.)			
		In	come (F	-XCI LIDING	income required	to be re	enorted in P	Part II or Part	1\/)		
1	Dividor						•		1		$\neg$
1									2		
2		nterest					3				
3									4		
4									5		
5		•	•						6		
6					line 18 (attach Fo				7		+
7 8	Total i	ncome (see	lines 1 t	ii iiisii uciioiis— hrough 7	–attach schedule) 				8		_
	uction	s (FXCLUD	ING dec	ductions direc	ctly connected w	vith inco	me required	to be repor		n Part II or Par	† I\/)
9		•					•	•	9		
10					 s)				10		+
									11		
11									12		
12									13		
13									14		+
14									15		+
15	Interes								16		+
16									17		+
17									18		
18					ons—attach sched				19		+
19				s 9 through 18					19		
20	Taxable	e income be	fore net o	operating loss	deduction, total c	deduction	for dividend	s paid, and	20		
					ne 19 from line 8				20		+
21	Less: a Net operating loss deduction (see page 10 of instructions)										
					aid (Schedule A, Iir		21b				
		C Section 8	57(D)(Z)(E)	deduction (Scr	hedule J, lines 3c at Tax and P		21c		21d		
									22	Ι	
22					come. Subtract line	e 21d fro	m line 20 .		22		+
23		ax (Schedule		· 1		· · · //////	ininininini	vivivivivi	23		+
24	•	s: a 2001 overp	,			<b></b> ∜////					
b		stimated tax					1 1		<i>\\\\\\</i>		
С		02 refund appl			<u>c   (                                  </u>	) d Bal					
е		posited with					. 24e				
f		•		•	ıl gains (attach For	rm 2439)	. 24f				
g			•	on fuels (attach	•		. 24g		24h		
25		•		-	tructions). Check i				25		
26					al of lines 23 and				26	1	
27					e total of lines 23		enter amount		27	1	
28					2003 estimated tax			Refunded ►	28	<u> </u>	
C:~-		er penalties of perj ect, and complete.	ury, I declare Declaration	that I have examined of preparer (other the	d this return, including acc an taxpayer) is based on a	companying s all information	schedules and state of which preparer	ements, and to the b has any knowledge	est of r :.	ny knowledge and belie	t, it is true,
Sign				,	. , ,		1 11 11 11	<i>y</i>		May the IRS discuss th	
Her	- I <b>-</b>	S				- b <u></u>			_	with the preparer show (see instructions)?	vn below
		Signature of office	cer		Date	Title					
Paid		Preparer's	•			Date	<b>!</b>	Check if	_	Preparer's SSN or PT	IIN
Prep	arer's	signature	/or					self-employed	<u> </u>		
Use		Firm's name yours if self-e	mployed),	<b>)</b>				EIN	į.		
		address, and		7				Phone no	0. (	)	

Form 1120-REIT (2002) Page **2** 

Pari	II—Tax on Net Income From Foreclosure Property (Section 856(e)) (See page 11 or	f insti	ructions.)	
1	Net gain or (loss) from the sale or other disposition of foreclosure property described in section 1221(a)(1) (attach schedule)	1		
2	Gross income from foreclosure property (see instructions—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		
	Net income from foreclosure property. Subtract line 4 from line 3	5		
5 6	Tax on net income from foreclosure property. Multiply line 5 by 35%. Enter here and on Schedule			
U	J, line 3b	6		
Par	: III—Tax for Failure To Meet Certain Source-of-Income Requirements (Section 857 (See page 11 of instructions.)	'(b)(5)	)	
10		V/////		
1a	Enter total moonie nom rait if mo o	<i>\\\\\\</i>		
b		_////// 1c		
С	Total. Add lines 1a and 1b	2		
2	Multiply line 1c by 90%	-		
3	Enter income on line 1c from sources referred to in section 856(c)(2)	3		
4	Subtract line 3 from line 2. (If zero or less, enter -0)	4		
5	Multiply line 1c by 75%	5		
6	Enter income on line 1c from sources referred to in section 856(c)(3)	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 13	10		
11	Subtract line 10 from line 9	11		
12a	Enter total income from Part I, line 8			
b	Enter the net short-term capital gain from Schedule D (Form 1120),			
-	line 5. (If line 5 is a loss, enter -0)			
C	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		
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	2		
3	<b>Tax on net income from prohibited transactions.</b> Subtract line 2 from line 1. Enter here and on Schedule J, line 3d	3		
Sch	nedule 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	<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 total dividends paid from line 5 here and on line 21b, page 1	6		
		, .		

Form 1120-REIT (2002) Page 3 Tax Computation (See page 11 of instructions.) Schedule J Check if the REIT is a member of a controlled group (see sections 1561 and 1563) . . ▶ □ Important: Members of a controlled group, see instructions on page 12. 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): \_\_\_\_\_ (2) \\$ \_\_\_\_\_\_ (3) 💄 (1) \[ \\$ **b** Enter the REIT's share of: (1) Additional 5% tax (not more than \$11,750) \$ (2) Additional 3% tax (not more than \$100,000) 3a 3b 3с c Tax from Part III, line 16 . . . . . . . . . . . . . . . . 3d Tax from Part IV, line 3 . . . . . . . . . . . . . 3e Tax under section 857(b)(7)(A) (see page 12 of instructions) . . . 3f Alternative minimum tax (attach Form 4626) . . . . . . 3g g Income tax. Add lines 3a through 3f . . . . . . 4a 4a Foreign tax credit (attach Form 1118) . . . . . **b** Check: 4b □ Nonconventional source fuel credit □ QEV credit (attach Form 8834) c General business credit. Check box(es) and indicate which forms are attached. ☐ Form 3800 ☐ Form(s) (specify) ► ..... 4c 4d d Credit for prior year minimum tax (attach Form 8827) . . . . Total credits. Add lines 4a through 4d . . . . . . . . . . . . . . . 5 5 6 Personal holding company tax (attach Schedule PH (Form 1120)) . . . . . . 7 Other taxes. Check if from: Form 4255 Form 8611 Other (attach schedule) **Total tax.** Add lines 5 through 7. Enter here and on line 23, page 1. Schedule K Other Information (See page 14 of instructions.) Yes No Check method of accounting: At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of: **a** Cash **b** Accrual (a) the total voting power of all classes of stock of c ☐ Other (specify) ►..... the REIT entitled to vote, or (b) the total value of all classes of stock of the REIT? If "Yes," enter: . . . At the end of the tax year, did the REIT own, directly a Percentage owned ▶ ..... or indirectly, 50% or more of the voting stock of a **b** Owner's country ▶ ..... domestic corporation? (For rules of attribution, see section 267(c).) . . . . . . . . . . . . . . . If "Yes," attach a schedule showing: (a) name and **c** The REIT may have to file Form 5472. Enter number employer identification number (EIN), (b) percentage of Forms 5472 attached ▶ ..... owned, and (c) taxable income or (loss) before NOL During this tax year, did the REIT pay dividends (other and special deductions of such corporation for the than stock dividends and distributions in exchange tax year ending with or within your tax year. for stock) in excess of the REIT's current and Is the REIT a subsidiary in a parent-subsidiary accumulated earnings and profits? (See sections 301 controlled group? . . . . . . . . . . . . . . . . If "Yes," file Form 5452. If "Yes," enter the name and EIN of the parent corporation 

..... Check this box if the REIT issued publicly offered debt instruments with original issue discount. . ▶ □ If so, the REIT may have to file Form 8281. At the end of the tax year, did any individual, partnership, corporation, estate, or trust own, directly Enter the amount of tax-exempt interest received or accrued or indirectly, 50% or more of the REIT's voting stock? (For rules of attribution, see section 856(h).) . . . during the tax year ▶ \$

**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.

line 21a.) ▶

If "Yes," attach a schedule showing name and

identifying number. (Do not include any information already entered in 3 above.) Enter percentage

owned >

Enter the available NOL carryover from prior tax

years. (Do not reduce it by any deduction on

|\$

Form 1120-REIT (2002) Page **4** 

Scl	nedule L Balance Sheets per Books	Beginning of tax year		End of 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					
8	Other investments (attach schedule)					
9a	Buildings and other depreciable assets.	/		/		
b	Less accumulated depreciation	( ////////////////////////////////////		( ////////////////////////////////////		
10	Land (net of any amortization)					
11a	3, 1	/		/		
b	Less accumulated amortization	( ////////////////////////////////////		( ////////////////////////////////////		
12	Other assets (attach schedule)					
<u>13</u>	Total assets				\ \!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	
	Liabilities and Shareholders' Equity					
14	Accounts payable					
15	Mortgages, notes, bonds payable in less than 1 year					
16	Other current liabilities (attach schedule)					
17	Loans from shareholders					
18	Mortgages, notes, bonds payable in 1 year or more					
19	Other liabilities (attach schedule)	<i>(((((((((((((((((((((((((((((((((((((</i>				
20	Capital stock: a Preferred stock					
21	<b>b</b> Common stock					
21 22	Additional paid-in capital					
23	Retained earnings—Appropriated (attach schedule) Retained earnings—Unappropriated					
24	Adjustments to shareholders' equity (attach schedule)					
25	(attach schedule)		( )		(	
26	Total liabilities and shareholders' equity.				,	
Note	e: Schedules M-1 and M-2 do not have to be	e completed if total a	assets on Schedule L,	line 13, column (d) ar	e less than \$25,000.	
Sch	nedule M-1 Reconciliation of Incom	e (Loss) per Book	s With Income per	Return (See page 1	5 of instructions.)	
1 1	Net income (loss) per books		7 Income recorded	on books this year		
2a F	Federal income tax \$			nis return (itemize):		
b l	Less: Section 857(b)(5) tax, section 857(b)(7) tax,		Tax-exempt intere	st \$		
8	and built-in gains tax \$ ()		8 Deductions on this	return not charged		
c E	Balance		against book incom	e this year (itemize):		
3 E	Excess of capital losses over capital gains	 	a Depreciation.	. \$		
	ncome subject to tax not recorded on		<b>b</b> Net operating Ic			
k	books this year (itemize):		1	1) \$		
5 E	Expenses recorded on books this year not		<b>c</b> Deduction for d	•		
	deducted on this return (itemize):		1	1) \$		
	Depreciation \$		<b>9</b> Net income from f			
	Section 4981 tax \$		10 Net income from pr			
c 1	Travel and entertainment \$	<i>\(\(\(\(\(\(\(\(\(\(\(\(\(\(\(\(\(\(\(</i>	11 Add lines 7 throu	_		
6	Add lines 1 through 5		12 REIT taxable i	ncome (line 22, ess line 11		
	hedule M-2 Analysis of Unappropri	⊥ riated Retained E			E T)	
	Balance at beginning of year	Totaliou L	5 Distributions: a		/	
	Net income (loss) per books			Stock		
	Other increases (itemize):		4	Property		
5 (	Strict increases (itemize).		6 Other decreases			
			7 Add lines 5 and 6			
4	Add lines 1 2 and 3		8 Balance at end of ve	ear (line 4 less line 7)		