



2018 RENTAL INCOME FROM REAL ESTATE

If more than one property, use one organizer for each. If using an accounting program or other method of compiling income and expenses, you may attach the income/loss statements for 2018 rather than completing Section 2 of this organizer. You must still complete Section 1. Page 2 must be signed.

SECTION 1:

Address of Property:

Please check one: Residential Single-family Residential Multi-family Commercial
 Vacation/Condo Self-Rental Land

Is this property held by a single-member LLC? Y N
 If yes, please provide federal EIN _____, State of formation _____, Date of formation _____ and State Account ID (if applicable) _____

Did you materially participate in this business? Y N
If unsure, please answer the following and we will discuss

Are you a real estate professional? Y N

Cost of property? Date purchased _____

Cost of land (if it can be stated separately)?

Did you use your rental for personal use at any time during the year? Y N

If so, how many days?

Total days actively rented?

Did you make any payments in 2018 that would require you to file any forms 1099? Y N

If yes, did you issue those 1099 form? Y N

SECTION 2:

Rental Income

Rental Income \$

EXPENSES

Please enter dollar amounts for any items that you paid in 2018. The IRS states that business expenses must be "necessary and reasonable." Do not include indirect expenses related to business use of your home – list these expenses such as utilities under "business use of home".

Advertising	\$	Legal and Professional fees	\$
Property Taxes	\$	Rent or lease -vehicles, machinery and equipment	\$
Management fees	\$	Rent or lease -other business property	\$
HOA fees	\$	Repairs	\$
Cleaning and maintenance	\$	Supplies	\$
Insurance	\$	Licenses and permits	\$
Interest-mortgage (paid to banks, etc.)	\$	Travel	\$
Interest –other	\$	Utilities	\$

