

LJBPC

TAX COMMISSION OF THE CITY OF NEW YORK
1 Centre Street, Room 2400, New York, NY 10007

High Value
Copy

TC201
2024/25

INCOME AND EXPENSE SCHEDULE FOR RENT-PRODUCING PROPERTY

ATTACH TO AN APPLICATION. TC201 IS NOT VALID IF FILED SEPARATELY. READ TC201 INSTRUCTIONS BEFORE YOU BEGIN.
COMPLETE ALL PARTS OF TC201. ANSWER ALL QUESTIONS MARKED WITH A DIAMOND.
ALL INCOME FROM THE PROPERTY, WHATEVER ITS SOURCE, MUST BE REPORTED IN PARTS 6-9 ON PAGE 2.

1. PROPERTY IDENTIFICATION
BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island) BLOCK LOT TAX COMM. GROUP NO. ASSESSMENT YEAR
115 2024/25
a. If property is a condominium, does this schedule cover all lots listed on Form TC109? (Y/N).
b. Does this schedule cover more than one tax lot? (Y/N). If yes, state total number of lots, and list block and lot numbers.
c. Does this schedule report occupancy and income for the entire tax lot (or lots)? (Y/N). If no, describe portions not covered and reason for omission.
2. CURRENT YEAR REPORTING PERIOD AND ACCOUNTING BASIS
ACCOUNTANT'S CERTIFICATION FORM TC309 MAY BE REQUIRED SEE INSTRUCTIONS
Current year reporting period: From / / to / / Accounting basis: Cash Accrual
Has the accounting basis changed from the prior reporting period? Y N
3. RESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2024 - Number of dwelling units, rent by type of occupancy.
4. NONRESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2024 - Approximate gross percent.
5. LEASE INFORMATION AS OF JANUARY 5, 2024
Is the entire tax lot (or lots) or the entire land portion of the tax lot (or lots) subject to an arms-length (i.e., between unrelated parties) lease? (Y/N). If YES, complete this Part 5.
If the Applicant is the lessee(tenant), does Applicant receive any rental income from the property? (Y/N). If YES, Applicant must complete Parts 6 through 10 on page 2. If NO, complete this Part or report lease information on Form TC200.

6. INCOME INFORMATION		BOROUGH/BLOCK/LOT	Prior year	Current year
a. Residential: Regulated				a.
Unregulated				
b. Office				b.
c. Retail (including storefront professional offices, banks, restaurants)				c.
d. Loft				d.
e. Factory				e.
f. Warehouse				f.
g. Storage				g.
h. Garage/parking				h.
<b>SUBTOTAL</b>				
i. Owner-occupied or owner-related space				i.
j. Ancillary Income: 1. Operating escalation				j.
2. Real estate tax escalation				
3. Sale of utility services				
4. Sale of other services				
5. Government rent subsidies				
6. Signage/billboard				
7. Cell towers/ telecommunications equipment				
k. Other (specify) <input type="checkbox"/> Details Attached.				k.
<b>I. TOTAL GROSS INCOME</b>				<b>l.</b>
<b>7. EXPENSE INFORMATION</b>				
a. Fuel				a.
b. Light and power				b.
c. Cleaning contracts				c.
d. Wages and payroll				d.
e. Repairs and maintenance				e.
f. Management and administration				f.
g. Insurance (annual)				g.
h. Water and sewer				h.
i. Advertising				i.
j. Interior painting and decorating				j.
k. Amortized leasing and tenant improvement costs				k.
l. Miscellaneous expenses (from Part 9)				l.
<b>m. EXPENSES BEFORE REAL ESTATE TAXES (add lines a through l)</b>				<b>m.</b>
n. Real estate taxes (before any abatements)				n.
<b>o. TOTAL EXPENSES (add lines m and n)</b>				<b>o.</b>
<b>8. NET PROFIT (OR LOSS)</b>				
a. Net before real estate taxes (subtract Part 7 line m from Part 6 line l)				a.
b. Net after real estate taxes (subtract Part 7 line o from Part 6 line l)				b.
<b>9. ITEMIZATION OF MISCELLANEOUS EXPENSES (do not include mortgage payments or depreciation)</b>				
ITEM	AMOUNT	ITEM	AMOUNT	
<b>10. TENANTS' ELECTRICITY</b>				
◆ Do tenants obtain electricity from the applicant or a related person? ___(Y/N)				
◆ Is there a separate charge for electricity in addition to the rent? ___(Y/N)				

**TC201 SECTION (6) LINE (K) ATTACHED DETAILS**

<b>BOROUGH</b>	<b>BLOCK</b>	<b>LOT</b>	<b>ADDRESS</b>		<b>CLIENT ID</b>

**TC201 6. INCOME INFORMATION (ONLY FILL OUT IF OTHER INCOME IS REPORTED IN 6 (k))**

	Description	Prior Year	Current Year
1			
2			
3			
4			
5			
6			
<b>TOTAL</b>			

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