LJBPC

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

High	Value
Copy	7

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 ◆.

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 TAX COMM. GROUP NO. ASSESSMENT YEAR 2024/25 a. ◆ If property is a condominium, does this schedule cover all lots listed on Form TC109? _ __ (Y/N). If yes, skip section b. 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: Block ____ __ Lots ___ Lots Block _ Lots ☐ All lots are operated as a unit Check if applicable: ☐ Additional lots are listed on page ☐ All lots are contiguous 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_ 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. TYPE OF OCCUPANCY NUMBER OF UNITS MONTHLY RENT RENTED, REGULATED \$ RENTED, UNREGULATED \$ \$ OWNER OCCUPIED **VACANT** \$ **TOTAL** \$ ◆ Does rent reported include all recurring charges, such as parking, subsidies and SCRIE abatements? NONRESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2024 – Approximate gross percent. **FLOOR** APPLICANT OR RELATED RENTED (UNRELATED) **VACANT TOTAL** FLOOR 3-_ % % % 2ND FLOOR % % % % 1ST FLOOR % % % % **BASEMENT** % % % **ENTIRE BUILDING** % % 100% 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. ☐ Gross Lease ☐ Net Lease ☐ Ground Lease ◆ 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. LESSOR (LANDLORD) IF NOT OWNER OF RECORD, DESCRIBE RELATION TO PROPERTY LESSEE (TENANT) IF NOT APPLICANT, DESCRIBE RELATION TO APPLICANT Term of lease: from to _ Annual rent \$ _. End date of annual rent stated _ Start date of annual rent stated: _ End date of lease option: ____ ◆ Does lessor receive any sums in addition to annual rent stated? ____(Y/N). If yes, state additional sums here: \$ _ ◆ Does lessor pay any of the operating expenses or real estate taxes? (Y/N). If yes, specify: ◆ Is the lease a lease of the land portion of the property only? ___(Y/N).

6. INCOME INFORMATION	BOROUGH/BLOCK/LOT	Prior year	Current year	
a. Residential: Regulated				a.
Unregulated				
b. Office				b.
c. Retail (including storefront professiona	l offices, banks, restaurants)			C.
d. Loft				d.
e. Factory				e.
f. Warehouse				f.
g. Storage				g.
h. Garage/parking				h.
SUBTOTAL				
i. Owner-occupied or owner-related space	9			i.
j. Ancillary Income: 1. Operating escalation	on			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	s equipment			
k. Other (specify) □ Details Attached.				k.
I. TOTAL GROSS INCOME				I.
a. Fuel			I	\Box
b. Light and power				a. 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			i.	
k. Amortized leasing and tenant improvement			k.	
I. Miscellaneous expenses (from Part 9)				1.
m. EXPENSES BEFORE REAL ESTATE TAXES			m.	
n. Real estate taxes (before any abatement			n.	
o. TOTAL EXPENSES (add lines m and n)	,			0.
8. NET PROFIT (OR LOSS)				10.
a. Net before real estate taxes (subtract Par	t 7 line m from Part 6 line I)			a.
b. Net after real estate taxes (subtract Part				b.
9. ITEMIZATION OF MISCELLANEO	US EXPENSES (do not inc	lude mortgage payment	s or depreciation)	
ITEM	AMOUNT	ITEM	AMOUNT	
10. TENANTS' ELECTRICITY				
◆ Do tenants obtain electricity from the ap	plicant or a related person?	(Y/N)		
◆ Is there a separate charge for electricity	· · · · · · · · · · · · · · · · · · ·			
Page			TC20)1

Page ____

TC201 SECTION (6) LINE (K) ATTACHED DETAILS								
BOROUGH	BLOCK	LOT	ADDRESS		CLIENT ID			
TC201 6. IN	 ICOME INFORMATION (ONLY FILL OUT I	F OTHER INCOME IS RE	PORTED IN 6 (k))				
	Description			Prior Year	Current Year			
1								
2								
3								
4								
5								
6		-						
TOTAL								

