



TAX COMMISSION OF THE CITY OF NEW YORK
1 Centre Street, Room 936, New York, NY 10007

COPY BAKLEETA
TC 201
2013

INCOME AND EXPENSE SCHEDULE FOR RENT PRODUCING PROPERTY

ATTACH TO AN APPLICATION. TC 201 IS NOT VALID IF FILED SEPARATELY. READ TC201 INSTRUCTIONS BEFORE YOU BEGIN. COMPLETE ALL PARTS OF TC201.
ANSWER YES OR NO TO QUESTIONS MARKED ♦. INCOME AND EXPENSES MUST BE ITEMIZED IN PARTS 6-9 ON REVERSE.
ALL INCOME FROM THE PROPERTY, WHATEVER ITS SOURCE, MUST BE REPORTED.

1. PROPERTY IDENTIFICATION 77 Mulberry Street

BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island) Manhattan	BLOCK 199	LOT 24	REP. TC GROUP NUMBER 385	ASSESSMENT YEAR 2013/14
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a. ♦ If property is a condominium, does this schedule cover all lots listed on form TC 109? N/A. If yes, skip section b.

b. ♦ Does this schedule cover more than one tax lot? No. If yes, state total number of lots _____, and list block and lot numbers:
Block _____ Lots _____ Block _____ Lots _____
Block _____ Lots _____ Block _____ Lots _____

Check if applicable: Additional lots are listed on page _____ All lots are contiguous All lots are operated as a unit
Method of allocating income and expenses (Check one) _____ Square footage _____ Number of units _____ Percentage of income _____

c. ♦ Does this schedule report occupancy and income for the entire tax lot (or lots)? Yes. If no, describe portions not covered and reason for omission: _____

2. CURRENT YEAR REPORTING PERIOD AND ACCOUNTING BASIS

Current year reporting period: From 11/01/11 to 10/31/12 Accounting basis: Cash Accrual

Has the accounting basis changed from the prior reporting period? Yes No

If assessment is \$1,000,000 or more, and income exceeds \$100,000, attach an accountant's certification TC309. TC309 does not apply to parts 3, 4, 5 or 10.

3. RESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2013 - Number of dwelling units, rent by type of occupancy.

TYPE OF OCCUPANCY	NUMBER OF UNITS	MONTHLY RENT
RENTED, REGULATED	<u>4</u>	\$ <u>283.60</u>
RENTED, UNREGULATED	<u>13</u>	\$ <u>19623.17</u>
VACANT	<u>4</u>	\$ _____
TOTAL	<u>21</u>	\$ <u>19906.77</u>

♦ Does rent reported include all recurring charges, such as parking, subsidies and SCRIE abatements? Yes

4. NONRESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2013 - Approximate gross percent.

FLOOR	APPLICANT OR RELATED	RENTED (UNRELATED)	VACANT	TOTAL
FLOOR 3 - <u>6</u>	<u>N/A</u> %	%	%	%
2nd FLOOR	<u>N/A</u> %	%	%	%
1st FLOOR	%	<u>1900</u> 100 %	%	%
BASEMENT	<u>N/A</u> %	%	%	%
ENTIRE BUILDING	%	<u>1900</u> %	%	100%

5. LAND OR BUILDING LEASE INFORMATION AS OF JANUARY 5, 2013

♦ Does applicant or a related person pay rent pursuant to an arms-length lease of the entire tax lot (or lots)? No. If yes, complete this part.

LESSOR	IF NOT OWNER OF RECORD, DESCRIBE RELATION TO PROPERTY
LESSEE	IF NOT APPLICANT, DESCRIBE RELATION TO APPLICANT

Term of lease: from _____ to _____ Annual rent \$ _____

Start date of annual rent stated: _____/_____/_____ End date of annual rent stated: _____/_____/_____ End date of lease option: _____/_____/_____

♦ Does lessor receive any sums in addition to annual rent stated? _____ . If yes, state additional sums here: \$ _____

♦ Does lessor pay any of the operating expenses or real estate taxes? _____ . If yes, specify: _____

♦ Is the lease a ground lease? _____

6. INCOME INFORMATION		BOROUGH/BLOCK/LOT Manhattan-199-24	Prior year	Current year	
a. Residential:	Regulated			3524,93	a.
	Unregulated			195957,07	
b.	Office				b.
c.	Retail (including storefront professional offices, banks, restaurants)				c.
d.	Loft				d.
e.	Factory				e.
f.	Warehouse				f.
g.	Storage			37,997	g.
h.	Garage/parking				h.
SUBTOTAL				237,479	
i.	Owner-occupied or owner-related space				i.
j.	Ancillary Income:				j.
	1. Operating escalation				
	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) Bank Deposit Interest			303	k.
I. TOTAL GROSS INCOME				237,782	I.
7. EXPENSE INFORMATION					
a.	Fuel				a.
b.	Light and power			19299	b.
c.	Cleaning contracts			6366	c.
d.	Wages and payroll				d.
e.	Repairs and maintenance			9205	e.
f.	Management and administration			7329	f.
g.	Insurance (annual)			6388	g.
h.	Water and sewer			23974	h.
i.	Advertising				i.
j.	Interior painting and decorating				j.
k.	Amortized leasing and tenant improvement costs				k.
l.	Miscellaneous expenses (from part 9)			5951	l.
m.	EXPENSES BEFORE REAL ESTATE TAXES (add lines a through l)			78506	m.
n.	Real estate taxes (before any abatements)			22230	n.
o.	TOTAL EXPENSES (add lines m and n)			100,736	o.
8. NET PROFIT (OR LOSS)					
a.	Net before real estate taxes (subtract Part 7 line m from Part 6 line I)			159,276	a.
b.	Net after real estate taxes (subtract Part 7 line o from Part 6 line I)			137,046	b.
9. ITEMIZATION OF MISCELLANEOUS EXPENSES					
ITEM		AMOUNT	ITEM	AMOUNT	
License & Permit		13	Building Supplies	19	
Inspection		2670	postage	6	
Filing Fee		120	Miscellaneous exp.	853	
Telephone		2270			
10. TENANTS' ELECTRICITY					
◆ Do tenants obtain electricity from the applicant or a related person? <u>No</u> ◆ Is there a separate charge in addition to the rent? <u>No</u>					