

Form **1065**
Department of the Treasury
Internal Revenue Service

U.S. Return of Partnership Income

For calendar year 2010, or tax year beginning _____, ending _____

► See separate instructions.

OMB No. 1545-0099

2010

A Principal business activity REAL ESTATE	Name of partnership 160 MADISON AVE JOINT VENTURE	D Employer identification number 13-3027658
B Principal product or service RENTAL	Number, street, and room or suite no. If a P.O. box, see the instructions. 160 MADISON AVENUE	E Date business started
C Business code number 531120	City or town, state, and ZIP code NEW YORK NY 10016	F Total assets (see the instructions) \$ 1,415,781

G Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return
(6) Technical termination - also check (1) or (2)

H Check accounting method: (1) Cash (2) Accrual (3) Other (specify) ► 2

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ►

J Check if Schedules C and M-3 are attached

Caution. Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1a Gross receipts or sales	1a	1c
	b Less returns and allowances	1b	
	2 Cost of goods sold (Schedule A, line 8)	2	
	3 Gross profit. Subtract line 2 from line 1c	3	
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)	4	
	5 Net farm profit (loss) (attach Schedule F (Form 1040))	5	
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6	
	7 Other income (loss) (attach statement)	7	
8 Total income (loss). Combine lines 3 through 7	8		
Deductions (see the instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)	9	
	10 Guaranteed payments to partners	10	
	11 Repairs and maintenance	11	
	12 Bad debts	12	
	13 Rent	13	
	14 Taxes and licenses	14	
	15 Interest	15	
	16a Depreciation (if required, attach Form 4562)	16a	16c
	b Less depreciation reported on Schedule A and elsewhere on return	16b	
	17 Depletion (Do not deduct oil and gas depletion.)	17	
	18 Retirement plans, etc.	18	
	19 Employee benefit programs	19	
	20 Other deductions (attach statement)	20	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20	21		
22 Ordinary business income (loss). Subtract line 21 from line 8	22		

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member manager) is based on all information of which preparer has any knowledge.

Sign Here

Signature of general partner or limited liability company member manager

Date

May the IRS discuss this return with the preparer shown below (see instructions)? Yes No

Print/Type preparer's name ALLAN COHN CPA	Preparer's signature Cohn & Langer, CPAs	Date 04/05/11	Check <input checked="" type="checkbox"/> if self-employed	PTIN P00447700
Firm's name ► Cohn & Langer, CPAs		Firm's EIN ►		
Firm's address ► 18 Blanche St Plainview, NY		Phone no. 516-702-3002		

For Paperwork Reduction Act Notice, see separate instructions.

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