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|-----------------|---------|-------|-----|---------|--|-------------|
| YEAR 2025/26 | BOROUGH | BLOCK | LOT | GROUP # | <input type="checkbox"/> High Value <input type="checkbox"/> Copy | REVIEWED BY |
|-----------------|---------|-------|-----|---------|--|-------------|

TAX COMMISSION OF THE CITY OF NEW YORK

1 Centre Street, Room 2400, New York, NY 10007

INCOME AND EXPENSE SCHEDULE FOR RENT-PRODUCING PROPERTY

TC201
2025/26

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 | LOT | TAX COMM. GROUP NO. 115 | ASSESSMENT YEAR 2025/26 |
|---|-------|-----|----------------------------|----------------------------|

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 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

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, 2025 - Number of dwelling units, rent by type of occupancy.

| TYPE OF OCCUPANCY | NUMBER OF UNITS | MONTHLY RENT |
|-----------------------------|-----------------|--------------|
| RENTED, REGULATED | | \$ |
| RENTED, UNREGULATED | | \$ |
| OWNER OCCUPIED/SUPER'S APT. | | \$ |
| VACANT | | \$ |
| TOTAL | | \$ |

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

4. NONRESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2025 – Approximate gross Sq. Ft.

| FLOOR | APPLICANT OR RELATED SQ. FT. | RENTED SQ. FT. (UNRELATED) | VACANT SQ.FT. | GROSS SQUARE FOOTAGE |
|-------------------------------|------------------------------|----------------------------|---------------|----------------------|
| FLOOR 3-__ | SQ.FT. | SQ.FT. | SQ.FT. | SQ.FT. |
| 2 ND FLOOR | SQ.FT. | SQ.FT. | SQ.FT. | SQ.FT. |
| 1 ST FLOOR | SQ.FT. | SQ.FT. | SQ.FT. | SQ.FT. |
| BASEMENT | SQ.FT. | SQ.FT. | SQ.FT. | SQ.FT. |
| NON-RESIDENTIAL TOTAL SQ. FT. | SQ.FT. | SQ.FT. | SQ.FT. | SQ.FT. |

5. LEASE INFORMATION AS OF JANUARY 5, 2025

♦ 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 \$

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? (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 | | | | | |
| Subtotal residential income | | | | | |
| 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. |
| SUBTOTAL | | | | | |
| 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. |
| I. TOTAL GROSS INCOME | | | | | l. |
| 7. EXPENSE INFORMATION | | | | | |
| 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. |
| m. EXPENSES BEFORE REAL ESTATE TAXES (add lines a through l) | | | | | m. |
| n. Real estate taxes (before any abatements) | | | | | n. |
| o. TOTAL EXPENSES (add lines m and n) | | | | | o. |
| 8. NET PROFIT (OR LOSS) | | | | | |
| 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. |
| 9. ITEMIZATION OF MISCELLANEOUS EXPENSES (do not include mortgage payments or depreciation) | | | | | |
| ITEM | AMOUNT | ITEM | AMOUNT | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 10. TENANTS' ELECTRICITY | | | | | |
| ◆ 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 | | | | | | |
|---|-------------|-------|-----|------------|--------------|-----------|
| | | | | | | |
| BOROUGH | | BLOCK | LOT | ADDRESS | | CLIENT ID |
| | | | | | | |
| TC201 6. INCOME INFORMATION (<i>ONLY FILL OUT IF OTHER INCOME IS REPORTED IN 6 (k)</i>) | | | | | | |
| | Description | | | Prior Year | Current Year | |
| 1 | | | | | | |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | | |
| TOTAL | | | | | | |