

TENNESSEE DEPARTMENT OF REVENUE Franchise and Excise Financial Institution and Captive Real Estate Investment Trust Tax Return

FAE 174	Tax Year Beginning	Accoun	t Number	Check all that]
1/4	Tax Year Ending	FEIN						닏ㅣ
	NAICS	SOS Co	ntrol Number	b) Final return	IT not own	ed by a b	oank, banl	
				holding co	mpany or p	ublić REI	T	
Legal Name				d) Taxpayer h calculate n Tenn. Code e) Taxpayer h to revoke it	e Ann. § 67- las filed the ts election i	·4-2103(g e prescrib made pei)-(i)	
Mailing Addre	SS			Code Ann. f) Annualized for quarter	§ 67-4-2103 Lincome in:	3(g)-(i) stallment	t method	
City				g) Taxpayer h	ias filed for	federal (extension	
State			ZIP Code	Date Tenness	ee operatio	ons bega	n (see inst	ructions)
1. Total net wo 2. Total real an 3. Franchise ta: Schedule B - (4. Income subji 5. Excise tax (6. 6. Recapture of 7. Total excise i Schedule C - (8. Total franchi 9. Total credit f 10. Net tax (subfi 11. Total payme 12. Penalty (see 13. Interest (see 14. Penalty on e 15. Interest on e 16. Total amoun If overpayme	Computation of Franchis rth from Schedule F1, Line 3 of d tangible personal property for (25¢ per \$100 or major fract Computation of Excise Ta ect to excise tax from Schedule 5% of Line 4) f tax credit (from Schedule T, L tax due (add Lines 5 and 6) Computation of Total Tax se and excise taxes (add Lines from Schedule D, Line 9 (cannot cract Line 9 from Line 8; if Line instructions) instructions) instructions) stimated franchise and excise estimated franchise and excise t due (overpaid) (add Lines 10 ent reported on Line 16, comp	or Schedule F2, from Schedule Cion thereof on to the set of the se	rpayment 3)	2; minimum \$100)	(2)(2)			
	y - Check YES if this taxpayer's es that this tax preparer has	Under penaltie and belief, it is	es of perjury, I declare t true, correct, and comp	hat I have examined th plete.	is report, a	and to the	e best of r	my knowledge
the authority to	execute this form on behalf and is authorized to receive	Taxpayer's Sig	nature	Dat	te	Title		
and inspect conf to perform any a	idential tax information and nd all acts relating to respec-	Tax Preparer's	s Signature	Preparer's F	PTIN [Date	Telep	ohone
tive tax matters.	YES	Preparer's Add Preparer's Em	dress ail Address	City			State	ZIP Code

FOR OFFICE USE ONLY

|--|--|

pag	e 3				
Taxable Year		Taxpayer Name		Account No./FEIN	
Sch	nedule G - Determination o	of Real and Tangible Property			
	Book Value of Property Own	ed - Cost less accumulated depreciation		In Tennessee	
1.	Land		((1)	
2.	Buildings, leaseholds, and im	provements	((2)	
3.	Machinery, equipment, furnit	ure, and fixtures	((3)	
4.	Automobiles and trucks		((4)	
5.	Prepaid supplies and other ta	ngible personal property	((5)	
		tangible property of a partnership that does not file a return $. $			
7.	a. Inventories and work in pr	ogress	(7	'a)	
	b. Exempt inventory in exces	s of \$30 million	(7	'b)	
8.	Certified pollution control eq	uipment (include copy of certificate)	((8)	
9.		tments			
10.	Subtotal (add Lines 1 through	7a, subtract Lines 7b through 9)	(1	0)	
	Rental Value Of Property Us	ed But Not Owned			
		In Tennessee			
	Net Annual Rental Paid for:				
11.	Real property		_ x8 (1	1)	
12.	Machinery and equipment us	ed in manufacturing and processing	_ x3 (1		
13.	Furniture, office machinery, a	nd equipment	_ x2 (1	3)	
14.	Delivery or mobile equipmen	•	x1 (1	4)	
15.	Tennessee total (add Lines 10	through 14; enter here and on Schedule A, Line 2)	(1	5)	

1. Gross receipts or sales per federal income tax return(1)

Schedule H - Gross Receipts

page	e 4			
Tax	able Year	Taxpayer Name		Account No./FEIN
Com	putation of Excise Tax			
Sche	· edule J1 - Computation of N	et Earnings for Entities Treated as Partner	ships	
	Additions:	G	•	
1.		deral Form 1065, Line 22)		(1)
2.	Income items specifically all	ocated to partners, including guaranteed pay	ments to partners	(2)
		ributed to a publicly traded REIT		
4.	Deductions:	through 3)		(4)
5		llocated to partners not deducted elsewhere		(5)
		loyment taxes distributable or paid to each p		(3)
	any pass-through expense of	deducted elsewhere on this return (if negative	e, enter zero) (include on	
_		lici I a constant con		(6)
7.		ualified pension or benefit plans of any partr n Schedule K, Line 3)		(7)
8.	Any net gain or income distr	ributed to a publicly traded REIT		(8)
9.	Any loss on the sale of an as	sset sold within 12 months after the date of d	istribution	(9)
10.	Total deductions (add Lines	5 through 9)		(10)
11.	Total (subtract Line 10 from	Line 4; enter here and on Schedule J, Line 1)		(11)
Sch	edule J2 - Computation o	f Net Earnings for a Single Member LL	.C Filing as an Individu	ıal
	Additions:			
1.		ral Form 1040, Schedule C		
2.	Business Income from feder	ral Form 1040, Schedule D		(2)
3. 4.	Rusiness Income from feder	ral Form 1040, Schedule Eral Form 1040, Schedule F		(3) (Δ)
5.	Business Income from feder	ral Form 4797		(5)
	Other: federal Form	, Schedule		(6)
7.	-	through 6)		(7)
0	Deductions:	loyment taxes distributable or paid to the sir	nglo mombor (if pogativo v	ontor
0.		, Line 3)		
9.		Line 7; enter here and on Schedule J, Line 1)		
Sch	edule 3 - Computation o	f Net Earnings for Entities Treated as	Subchapter S Corpora	tions
	Additions:	3	•	
1.	Ordinary income or loss (fee	deral Form 1120S, Line 21)		(1)
		udable in federal income were it not for "S" st		
3.	Total additions (add Lines 1 Deductions:	and 2)		(3)
4.		ludable in federal expenses were it not for "S	" status election	(4)
5.	Any loss on the sale of an as	sset sold within 12 months after the date of d	listribution	(5)
6.	Total deductions (add Lines	4 and 5)		(6)
7.	Total (subtract Line 6 from L	Line 3; enter here and on Schedule J, Line 1)		(7)
C - L			C 041-	Postato .
SCII	•	f Net Earnings for Entities Treated as	Corporations and Oth	ier Entities
1	Additions Tayable income or loss before	re net operating loss deduction and special c	deductions (federal	
١.		dinary income or loss (federal Form 1065, Line		(1)
2.	a. REIT taxable income befo	re net operating loss deduction and special d	eductions (federal Form	
	1120-REIT, Line 20)		(2a)	
	b. REIT deduction for divide	nds paid (federal Form 1120-REIT, Line 21b) dividends paid deduction (subtract Line 2b fi	(2b)	(2c)
3	Unrelated husiness taxable	income (federal Form 990-T, Line 30)	OIII LIIIe 2a)	(3)
4.	Other: federal Form			(4)
5.	Contribution carryover from	n prior period(s)		(5)
6. 7		al loss carryover or carryback		
7.	Deductions:	through 6)		(/)
8.		mount allowed by federal government		(8)
9.	Portion of current year's cap	oital loss not included in federal taxable incor	ne	(9)
10.	Total deductions (add Lines	8 and 9)		(10)
11.	Total (subtract Line 10 from	Line 7; enter here and on Schedule J, Line 1)		(11)

pag			
Tax	kable Year	Taxpayer Name	Account No./FEIN
Scł	nedule I - Computation of I	Net Earnings Subject to Excise Tax	·
	•	ss (enter amount from Schedule J1, J2, J3, or J4)	(1)
		etween members of the group	
3.	Dividends and receipts from to	ransactions between members of the group	(3)
		nes 1 and 2, subtract Line 3)	
	Additions:	,	· /
5.		rued or incurred to an affiliated business entity or entit	
6.		rovisions of IRC Section 168 not permitted for excise ta	
_	Tennessee permanently decor	upling from federal bonus depreciation	(6)
		old within 12 months after the date of distribution to a	
		e (to the extent reported for federal purposes)d in determining federal income and used as an excise	
		s of states and their political subdivisions, less allowable	
		I recovery of cost	
		book value of property donated	
		e. A taxpayer paying excess rent enters a positive amo	
		ent, to the extent added back to net earnings by its affil	
14.		eduction taken in computing federal income (does not	
		indirectly, by a bank, bank holding company or a publi	
		from a pass-through entity subject to the excise tax (at	
16.		ent of IRC Section 951A global intangible low-taxed inco	
17		ducted in arriving at the amount reported on Sch. I Lin	
17.		ducted in arriving at the amount reported on Sch. J, Lin) was filed. See instructions	
18		rough 17)	
10.	Deductions:	10061177	(10)
19.		rovisions of IRC Section 168 permitted for excise tax pu	urposes due to
		upling from federal bonus depreciation	
20.		the basis adjustment resulting from Tennessee perma	
		ion	
		orations, at least 80% owned	
		school support groups and nonprofit organizations	
23.		me taxes, not deducted in determining federal taxable	
24		come tax is allowablefe harbor lease election	
		Schedule M, Line 8)	
		rued or incurred to an affiliated entity or entities (from	
_0.		pense Disclosure	
27.		iliated business entity or entities if the corresponding i	
	expenses have not been dedu	icted by the affiliate(s) under Tenn. Code Ann. § 67-4-2	006(b)(2)(N)(27)
		llowed by IRC Section 585 or 593 as it existed on Decer	
		rom a pass-through entity subject to the excise tax (att	
30.	IRC Section 951A global intang	gible low-taxed income	(30)
		its to the extent included in federal taxable income	
32.	a. Business interest expense c	currently deductible. See instructions	(32a)
33	Total deductions (add Lines 10	carryforward available for future tax years(32b) 9 through 32a)	(33)
<i>5</i> 5.	Computation of Taxable Inco		(33)
34		add Lines 4 and 18, subtract Line 33; if loss, complete S	Schedule K) (34)
35.	Excise tax apportionment ratio	o (Schedule SE or N, if applicable, or 100%)	(35) %
36.	Apportioned business income	(loss) (multiply Line 34 by Line 35)	(36)
37.	Nonbusiness earnings directly	allocated to Tennessee (from Schedule M, Line 9)	(37)
38.	Loss carryover from prior year	rs (from Schedule U)	(38)
		es 36 and 37, subtract Line 38; enter here and on Sched	dule B, Line 4)(39)
Sçh	edule K - Determination C	Of Loss Carryover Available	443
1.		34	(1)
~	Additions:	la I linas 21 and 25	(2)
۷. د	Amounts reported on Schedul	le J, Lines 21 and 25	(2)
		le J1, Lines 6 and 7, or Schedule J2, Line 8	
		ough 3; if net amount is positive, enter zero) o (Schedule SE or N, if applicable, or 100%)	
ی. د	Current year loss carpover av	railable (multiply Line 4 by Line 5)	(3)
٥.	Carrein year 1000 carryover av	and the trial of the trial of the street of	······································

Taxable Year	Taxpayer Name	Account No./FEIN

Schedule SE - Financial Institution Apportionment Schedule for Excise Tax Purposes

	In Tennessee	Everywhere
1. Receipts from leases of real property(1)		
2. Interest income and other receipts from loans or installment sales secured by		
real or tangible personal property(2)		
3. Interest income and other receipts from consumer loans which are not secured (3)		
4. Interest income and receipts from commercial and installment loans which are		
not secured by real or tangible property(4) _		
5. Receipts and fee income from letters of credit, acceptance of drafts, and other		
devices for guaranteeing loans or credit(5)		
6. Interest income, merchant discount, and other receipts including service charges		
from credit card and travel and entertainment credit cards, and credit		
cardholders' fees(6) _		
7. Sales of an intangible or tangible asset(7)		
8. Receipts from the sale of a security by a dealer in such security(8)		
9. Receipts from fiduciary and other services(9)		
10. Receipts from the issuance of travelers checks, money orders and U.S.		
savings bonds(10)		
11. Interest income and other receipts from participation loans(11)		
12. Other business receipts		
13. Total receipts (add Lines 1 through 12)(13)		0/
14. Apportionment ratio (divide total Tennessee receipts by total everywhere	(1.4)	%
receipts; enter here and on Schedule J, Line 35)	(14) <u>L</u>	

Schedule N - Apportionment - Captive REITS

Property	In Tennessee	(Combined)	Total Everywhere (Combined)		
Use original cost of assets	a. Beginning of Taxable Year	b. End of Taxable Year	a. Beginning of Taxable Year	b. End of Taxable Year	
1. Land, buildings, leaseholds, and improvements					
9. Rented property (rent paid x 8)					
Use triple weighted sales factor	a. In Tennessee	b. Total Everywhere	c. Franchise Ratio	d. Excise Ratio	
 Property factor (add Lines 8 and 9) Payroll factor	e, or by the number of f	actors with	% % % %	% % %	
everywhere values greater than zero) (Ent Enter excise ratio on Schedule J, Line 35.).			%	%	

	_
nage	_/
page	•

Taxable Year	Taxpayer Name	Account No./FEIN

Schedule M - Nonbusiness Earnings Allocation

Allocation and apportionment schedules may be used only by taxpayers doing business outside the state of Tennessee within the meaning of Tenn. Code Ann. §§ 67-4-2010 and 67-4-2110. The burden is on the taxpayer to show that the taxpayer has the right to apportion.

If all earnings are business earnings as defined below, do not complete this schedule. Any nonbusiness earnings, less related expenses, are subject to direct allocation and should be reported in this schedule.

"Business Earnings" - 1) earnings arising from transactions and activity in the regular course of the taxpayer's trade or business, or 2) earnings from tangible and intangible property if the acquisition, use, management, or disposition of the property constitutes an integral part of the taxpayer's regular trade or business operations. Earnings which arise from the conduct of the trade or trades or business operations of a taxpayer are business earnings, and the taxpayer must show by clear and cogent evidence that particular earnings are classifiable as nonbusiness earnings. A taxpayer may have more than one regular trade or business in determining whether income is business earnings.

"Nonbusiness Earnings" - all earnings other than business earnings

	Description of Nonbusiness Earnings (If further description is necessary, see below)	Gross Amounts	*Less Related Expenses	Net Amounts	Net Amounts Allocated Directly to Tennessee
1					
2					
5					
6					
7					
8. <u>To</u>	tal nonbusiness earnings (Enter here and on Schedule				
9. No	onbusiness earnings allocated directly (Enter here and				

If necessary, describe source of nonbusiness earnings and explain why such earnings do not constitute business earnings as defined above. Enumerate these items to correspond with items listed above.

^{*}As a general rule, the allowable deductions for expenses of a taxpayer are related to both business and nonbusiness earnings. Items such as administrative costs, taxes, insurance, repairs, maintenance, and depreciation are to be considered. In the absence of evidence to the contrary, it is assumed that the expenses related to nonbusiness rental earnings will be an amount equal to 50% of such earnings and that the expenses related to other nonbusiness earnings will be an amount equal to 5% of such earnings. (see Tenn. Comp. R. & Regs. 1320-06-01.23(3)).

Taxable Year	Taxpayer Name	Account No./FEIN

Schedule T - Industrial Machinery and Research and Development Equipment Tax Credit

Part 1: Tax Credit Computation

Franchise and excise taxes may be reduced by a credit on industrial machinery and research and development equipment purchased during the tax period covered by the return and located in Tennessee. The credit is generally computed at 1% of the purchase price of qualified industrial machinery and research and development equipment. The credit taken on any return cannot exceed 50% of the current year's franchise and excise tax liability, but any unused credit may be carried forward 15 years under Tenn. Code Ann. § 67-4-2009(3).

1.	Purchase price of industrial machinery and research and development equipment(1)	
2.	Percentage allowed (generally 1%*)(2)	<u></u>
3.	Current year credit (multiply Line 1 by Line 2)(3)	
4.	Credit available from prior year(s) (from Schedule V)(4)	
5.	Total credit available (add Lines 3 and 4)(5)	
6.	Franchise and excise tax liability before any credits (add Schedule A, Line 3 and Schedule B, Line 5)(6)	
7.	Limitation on credit (50% of Line 6)(7)	
8.	Franchise and excise tax liability before any credits (add Schedule A, Line 3 and Schedule B, Line 5)(8)	
9.	Credits from Schedule D, Lines 1 through 5 and Schedule D, Line 8(9)	
10.	Tax before Industrial Machinery Credit (subtract Line 9 from Line 8)(10)	
11.	Amount available in current year (enter the smaller value of Lines 5, 7, or 10 here, and on	
	Schedule D, Line 6)(11)	

Part 2: Recapture of Tax Credit

The Industrial Machinery Tax Credit previously established on this form must be partially recaptured if the equipment on which it was based was sold or removed from the state before the end of the equipment's life as established for federal income tax purposes. The recapture amount is a percentage of useful life remaining at the time of sale or removal multiplied by the credit originally established on this form. Previously established credits have either offset tax or populated the carryover table Schedule V. Complete the Industrial Machinery Credit Recapture Worksheet and then enter the applicable recapture amounts on Lines 12 and 13 below.

12.	Redu	ction t	o cred	dit carryover	table, S	chedule V	/, 1	from	reca	pture	now	ksheet,	Part	2, Lir	ne 16	6.	 	.(12)	
	_		_				_	_								_	 		

*The percentage allowed on Part 1, Line 2 above is 1%, unless the taxpayer has met the requirements of Tenn. Code Ann. § 67-4-2009(3)(I) and has been approved by the Commissioner of Revenue for an enhanced rate based on the investment amount. The statutory minimum investment requirements and applicable rates for the enhanced credit are shown on the following chart:

Minimum Required Capital Investment	Rate of Credit
\$100,000,000	3%
\$250,000,000	5%
\$500,000,000	7%
\$1,000,000,000	10%

^{13.} Recapture of credit from recapture worksheet, Part 2, Line 17 (enter here and on Schedule B, Line 6)(13)

r	a	g	e	9

Taxable Year	Taxpayer Name	Account No./FEIN

Schedule U - Schedule of Loss Carryover

Net operating losses may be carried forward and used to offset income for up to 15 years or until fully utilized, whichever occurs first. Tenn. Code Ann. § 67-4-2006(c)(8) requires that loss carryover be reduced by the Tennessee portion of discharge of indebtedness income excluded from federal gross income under IRC Section 108(a) where the bankruptcy discharge occurs on or after October 1, 2013. See Excise Tax Report of Bankruptcy Discharge form and the above referenced code section for more information.

Year	Period Ended (MM/YY)	Original Return or as Amended	Used in Prior Year(s)	Expired	Loss Carryover Available				
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
Total A	Total Amount (Enter here and on Schedule J, Line 38)								

Schedule V - Schedule of Industrial Machinery and Research and Development Equipment Credit Carryover

Industrial Machinery Credit may be carried forward and used to offset franchise and excise tax for up to 15 years or until fully utilized, whichever occurs first.

Year	Period Ended (MM/YY)	Original Return or as Amended	Used in Prior Year(s)	Expired or Recaptured	Industrial Machinery Credit Carryover Available
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
Total /	Amount (Ent	ter here and on Schedule T	, Line 4)		