

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

FAE	Tax Year Beginning	Accoun	t Number		Check all that apply:			
174	Tax Year Ending FEIN			a) Amend	ded return			
				b) Final r	eturn			
	NAICS	SOS Co	ntrol Number	c) Captiv	e REIT not ov	wned by a ba or public REIT	ank, bank	$\Box$
Legal Name				d) Taxpay calcula	ver has made te net worth	e an election to per the prov 57-4-2103(g)-	to visions of	
Mailing Address					yer has filed to ke its election Ann. § 67-4-2	the prescribe on made per 103(g)-(i)	d form Tenn.	
Walling / laures				f) Annua for qua	lized income arterly estima	installment r ates election	method	
City				g) Taxpa	yer has filed	for federal ex	ktension	
				h) Franch electio	ise tax triple on (Captive RI	weighted sal EIT)	les	
State			ZIP Code	Date Ten	nessee opera	ations began	(see instruct	tions)
1. Total net wor 2. Total real and 3. Franchise tax Schedule B - C 4. Income subje 5. Excise tax (6.) 6. Recapture of 7. Total excise t Schedule C - C 8. Total franchis 9. Total credit fi 10. Net tax (subt 11. Total paymer 12. Penalty (see i 13. Interest (see 14. Penalty on es 15. Interest on es 16. Total amount If overpayme A. Credit to	Computation of Franchis th from Schedule F1, Line 3 of tangible personal property for (25¢ per \$100 or major fract). Computation of Excise Talect to excise tax from Schedule 5% of Line 4)	or Schedule F2, from Schedule Cion thereof on tox e J, Line 41 ine 13) or <b>Due or Over</b> s 3 and 7) ot exceed Line Se 9 exceeds Line tax payments	Tpayment  S, enter zero here)  115, subtract Line 11) below:  B. Refund \$	- 2; minimum \$100)	(2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16)			
signature certifie	y-Check YES if this taxpayer's s that this tax preparer has execute this form on behalf	and belief, it is  Taxpayer's Sig	es of perjury, I declare to true, correct, and components	blete.	Date	Title	best of my r	
of the taxpayer a and inspect cor	and is authorized to receive afidential tax information any and all acts relating to	Tax Preparer's		Prepare	er's PTIN	Date	Telephor	ne
respective tax ma	atters.	Preparer's Add Preparer's Em	dress ail Address	Cit			tate ZIF	Code

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pag	e 3			
Taxable Year Taxpayer N		Taxpayer Name	A	Account No./FEIN
Sch	nedule G - Determination o	of Real and Tangible Property		
	<b>Book Value of Property Own</b>	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)
6.		angible property of a partnership that does not file a r		
7.	a. Inventories and work in pr	ogress	(7	'a)
	b. Exempt finished goods inv	entory in excess of \$30 million	(7	'b)
8.	Certified pollution control equ	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 Use	ed But Not Owned		
		In Tenne	essee	
	Net Annual Rental Paid for:			
11.	Real property		x8 (1	1)
12.	Machinery and equipment us	ed in manufacturing and processing	x3 (1	2)
13.	Furniture, office machinery, a	nd equipment	x2 (1	3)
14.	Delivery or mobile equipmen	through 14; enter here and on Schedule A, Line 2)	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			
	able Year	Taxpayer Name		Account No./FEIN
Com	nputation of Excise Ta			
	•	on of Net Earnings for Entities Treated as	s Partnershins	
50	Additions:	The rect currings for Entitles freuted as	, rai circi sinps	
1.		oss (federal Form 1065, Line 23)		(1)
2.	Income items specific	cally allocated to partners, including guarar	nteed payments to partners	(2)
3.	Any net loss or exper	nse distributed to a publicly traded REIT		(3)
4.		Lines 1 through 3)		(4)
5	<b>Deductions:</b> Expense items specif	ically allocated to partners not deducted el	sewhere	(5)
		elf-employment taxes distributable or paid		(3)
		pense deducted elsewhere on this return (i		(6)
7.	Amount of contributi	on to qualified pension or benefit plans of	any partner or member, including	
0	all IRC 401 plans (inc	clude on Schedule K, Line 3)		(7)
o. 9	Any loss on the sale	ne distributed to a publicly traded REIT of an asset sold within 12 months after the	date of distribution	(o)
		d Lines 5 through 9)		
11.	Total (subtract Line 1	0 from Line 4; enter here and on Schedule	J, Line 1)	(11)
Sch	edule J2 - Computa	tion of Net Earnings for a Single Me	mber LLC Filing as an Individu	ıal
	Additions:			
1.	Business Income fro	m federal Form 1040, Schedule C		(1)
2.		m federal Form 1040, Schedule D		
3. 4.		m federal Form 1040, Schedule E m federal Form 1040, Schedule F		
4. 5.	Business Income from	m federal Form 4797		(4) (5)
6.		, Schedule		
7.		Lines 1 through 6)		
	Deductions:			
8.		elf-employment taxes distributable or paid edule K, Line 3)		
9.		from Line 7; enter here and on Schedule J		
Sch	edule J3 - Computa	tion of Net Earnings for Entities Tre	ated as Subchapter S Corpora	tions
	Additions:	9		
1.	Ordinary income or l	oss (federal Form 1120S, Line 22)		(1)
2.		ent includable in federal income were it not		
3.		Lines 1 and 2)		(3)
4.	<b>Deductions:</b> Expense items to ext	ent includable in federal expenses were it	not for "S" status election	(4)
		of an asset sold within 12 months after the		
6.	Total deductions (ad	d Lines 4 and 5)		(6)
7.	Total (subtract Line 6	from Line 3; enter here and on Schedule J	, Line 1)	(7)
Scn	•	tion of Net Earnings for Entities Tre	ated as Corporations and Oth	er Entities
1	Additions Tayable income or lo	ss before net operating loss deduction and	special deductions (federal	
١.		and ordinary income or loss (federal Form		(1)
2.	a. REIT taxable incom	ne before net operating loss deduction and	special deductions (federal Form	
	1120-REIT, Line 21)		(2a)	
	b. REIT deduction for	dividends paid (federal Form 1120-REIT, Li	ne 22b) (2b)	(2-)
3.	C. KEIT taxable incom	e after dividends paid deduction (subtract axable income (federal Form 990-T, Line 5)	Line 2b from Line 2a)	(2C)
3. 4.	Other: federal Form			(4)
5.	Contribution carryov	er from prior period(s)		(5)
6.	Capital gains offset b	y capital loss carryover or carryback		(6)
7.	Total additions (add	Lines 1 through 6)		(7)
Q	Deductions:	ess of amount allowed by federal governme	ant	(8)
o. 9.	Portion of current ve	ar's capital loss not included in federal taxa	ble income	(9)
10.	Total deductions (add	d Lines 8 and 9)		(10)
11.	Total (subtract Line 1	0 from Line 7; enter here and on Schedule	J, Line 1)	(11)

Tax	kable Year	Taxpayer Name	Account No./FEIN				
	adula L. Camputation of N	lot Farnings Subject to Eveico Tay					
	Schedule J - Computation of Net Earnings Subject to Excise Tax  1. Adjusted federal income or loss (enter amount from Schedule J1, J2, J3, or J4)(1)						
1. 2	Expenses from transactions he	tween members of the grouptween members of the group	(1)(2)				
3.	Dividends and receipts from tr	ansactions between members of the group	(3)				
		es 1 and 2, subtract Line 3)					
	Additions:	,	· /				
5.		ued or incurred to an affiliated business entity or entities deducted					
_							
6.		ovisions of IRC Section 168 not permitted for excise tax purposes di	ue to				
		deral bonus depreciation for assets purchased on or before	(6)				
7	Gain on the sale of an asset so	ld within 12 months after the date of distribution to a nontaxable e	(0) entity (7)				
		(to the extent reported for federal purposes)					
		in determining federal income and used as an excise tax credit					
10.	Interest income on obligations	of states and their political subdivisions, less allowable amortizatio	on(10)				
11.	Depletion not based on actual	recovery of cost	(11)				
		ook value of property donated					
13.		. A taxpayer paying excess rent enters a positive amount on this lir					
		nt, to the extent added back to net earnings by its affiliate, enters a					
1/1		eduction taken in computing federal income (does not apply to a ca					
14.		ndirectly, by a bank, bank holding company or a public REIT)					
15.		om a pass-through entity subject to the excise tax (attach schedule					
16.	An amount equal to five perce	nt of IRC Section 951A global intangible low-taxed income	, , ,				
	deducted on Line 31		(16)				
17.		ucted in arriving at the amount reported on Sch. J, Line 1. Only					
10		was filed. See instructions					
18.		penditures deducted under IRC Section 174 in arriving at the amou					
19		ough 18)					
١).	Deductions:	Ough 10)	(13)				
20.		ovisions of IRC Section 168 permitted for excise tax purposes due to	0				
		deral bonus depreciation for assets purchased on or before					
			(20)				
21.		he basis adjustment resulting from Tennessee decoupling from					
22		assests purchased on or before December 31, 2022					
		rations, at least 80% owned					
		chool support groups and nonprofit organizations ne taxes, not deducted in determining federal taxable income for w					
۷٦,		ome tax is allowable					
25.		e harbor lease election					
26.	Nonbusiness earnings (from So	:hedule M, Line 8)	(26)				
27.		ued or incurred to an affiliated entity or entities (from Form IE, Line					
		ense Disclosure	(27)				
28.		iated business entity or entities if the corresponding intangible	(20)				
20	Pad dobts not doducted but al	ted by the affiliate(s) under Tenn. Code Ann. § 67-4-2006(b)(2)(N) owed by IRC Section 585 or 593 as it existed on December 31, 1986	(28)				
29. 30	Net gain or income received fr	owed by IRC Section 365 of 393 as it existed on December 31, 1960 on a pass-through entity subject to the excise tax (attach schedule)	)    (30)				
		ble low-taxed incomeble					
		mental units					
33.	a. Business interest expense cu	ırrently deductible. See instructions	(33a)				
		arryforward available for future tax years(33b)					
		penditures currently deductible. See instructions					
35.		through 34, excluding 33b)	(35)				
26	Computation of Taxable Inco	<b>me:</b> dd Lines 4 and 19, subtract Line 35; if loss, complete Schedule K)	(36)				
30. 37	Fxcise tax annortionment ratio	(Schedule SE or N1, if applicable, or 100%)	(36)				
38	Apportioned business income	(loss) (multiply Line 36 by Line 37)	(38)				
		allocated to Tennessee (from Schedule M, Line 9)					
40.	Loss carryover from prior year	s (from Schedule U)	(40)				
		38 and 39, subtract Line 40; enter here and on Schedule B, Line 4)					

Taxable Year	Taxpayer Name	Account No./FEIN

# Schedule K - Determination Of Loss Carryover Available

1.	Net loss from Schedule J, Line 36(1)	
	Additions:	
2.	Amounts reported on Schedule J, Lines 22 and 26(2)	
3.	Amounts reported on Schedule J1, Lines 6 and 7, or Schedule J2, Line 8(3)	
4.	Reduced loss (add Lines 1 through 3; if net amount is positive, enter zero)(4)	
5.	Excise tax apportionment ratio (Schedule SE or N1, if applicable, or 100%)(5)	%
6.	Current year loss carryoyer available (multiply Line 4 by Line 5)(6)	

# 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(12)		
13. Total receipts (add Lines 1 through 12)(13)		
14. Apportionment ratio (divide total Tennessee receipts by total everywhere	(1.4)	%
receipts; enter here and on Schedule J, Line 37)	(14) <u> </u> _	

Taxable Year	Taxpayer Name	Account No./FEIN

# **Schedule N - Apportionment - Captive REIT Franchise Tax** (Schedule N1 filers: complete the Schedule N property section, lines 1-9)

		(= 1,1 l)		(5 11 b)
Property	Property In Tennessee (		Total Everywhere	e (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
<ol> <li>Land, buildings, leaseholds, and improvements</li></ol>				
Use 5X weighted sales factor		a. In Tennessee	b. Total Everywhere	c. Franchise Ratio
10. Property factor (add Lines 8 and 9)				%
11. Payroll factor				%
12. Sales factor (business gross receipts)				%
13. Total ratios (add Lines 10, 11 and (Line 12 x five))				%
14. Apportionment ratio (divide Line 13 by s everywhere values greater than zero) (En			%	

## Schedule N1 - Apportionment - Captive REIT - Excise Tax (Schedule N1 filers: complete the Schedule N property section, lines 1-9)

Eligible Captive REITs electing triple weighed sales for Franchise Tax should use this schedule for both Franchise and Excise Taxes.

Eligible cuptive KETTS electing triple weighted suites for Transmise rax should use this seriedate for both Transmise that Excise raxes.					
Use triple weighted sales factor	a. In Tennessee	b. Total Everywhere	c. Franchise Ratio		
1. Property factor (add Lines 8 and 9)			%		
2. Payroll factor			%		
Sales factor (business gross receipts)			%		
4. Total ratios (add Lines 1, 2 and (Line 3 x three)			%		
5. Apportionment ratio (divide Line 4 by five, or by the number of factors with everywhere values greater than zero) (Enter excise ratio on Schedule J, Line 37.)			%		

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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					
4					
5					
6					
7					
8. <u>To</u>	8. Total nonbusiness earnings (Enter here and on Schedule J, Line 26)				
9. No	9. Nonbusiness earnings allocated directly (Enter here and on Schedule J, Line 39)				

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.

<sup>\*</sup>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 25 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)	%
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 4 and Schedule D, Line 7(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 5)(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.	Reduction to credit carryover table, Schedule V, from recapture worksheet, Part 2, Line 16	.(12)
12	Recenture of credit from recenture worksheet, Part 2, Line 17 (enter here and on Schedule B. Line 6)	(13)

<sup>\*</sup>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%

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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 40)						

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

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						
16						
Total <i>i</i>	Total Amount (Enter here and on Schedule T, Line 4)					