

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

FAE 174	Tax Year Beginning  Tax Year Ending	Account Number	Check all that apply:  a) Amended return		
	Tox real Eliania	Liv	b) Final return		
	NAICS	SOS Control Number	c) Captive REIT not over holding company o	r publić REIT	
Legal Name  Mailing Addres  City	s	<b>'</b>	d) Taxpayer has made calculate net worth Tenn. Code Ann. § 6 e) Taxpayer has filed to revoke its electic Code Ann. § 67-4-2' f) Annualized income for quarterly estimates	67-4-2103(g)-(i) the prescribed form on made per Tenn. 103(g)-(i) installment method ates election	
State		ZIP Code	Date Tennessee opera	ations began (see instru	ctions)
<ol> <li>Total net wor</li> <li>Total real and</li> <li>Franchise tax</li> <li>Schedule B - C</li> <li>Income subjete</li> <li>Excise tax (6.6)</li> <li>Recapture of</li> <li>Total excise the schedule C - C</li> <li>Total franchiste</li> <li>Total credit from the second of the schedule</li> <li>Net tax (subtous)</li> <li>Total payment</li> <li>Penalty (see insection of the second of the schedule)</li> <li>Interest (see insection of the schedule)</li> <li>Interest on ended of the schedule</li> <li>Total amount</li> <li>If overpayment</li> </ol>	d tangible personal property in (25¢ per \$100 or major fract computation of Excise Taket to excise tax from Schedule 5% of Line 4)	or Schedule F2, Line 3 and Schedule From Schedule G, Line 15			
signature certified the authority to of the taxpayer a	r-Check YES if this taxpayer's s that this tax preparer has execute this form on behalf and is authorized to receive	Under penalties of perjury, I declare and belief, it is true, correct, and cor	Date	Title	
	dential tax information and nd all acts relating to respec-	Tax Preparer's Signature  Preparer's Address  Preparer's Email Address	Preparer's PTIN  City	Date Telepho	IP Code

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**Schedule H - Gross Receipts** 

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Taxable Year Taxpayer Name		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.	Ownership share of real and	tangible property of a partnership that does not file a	return	(6)
7.	a. Inventories and work in pr	ogress	(7	<sup>7</sup> 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 Tenn	iessee	
	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	•	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)

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Tax	able Year	Taxpayer Name	Account No	./FEIN
Com	nputation of Excise Tax	<u> </u>	I	
	•	Net Earnings for Entities Treated as Partnerships	S	
	Additions:			
1.		deral Form 1065, Line 22)	(1)	
		llocated to partners, including guaranteed paymen		
3.	Any net loss or expense dis	tributed to a publicly traded REIT	(3)	
4.		through 3)	(4)	
г	Deductions:		(5)	
		allocated to partners not deducted elsewhere ployment taxes distributable or paid to each partne		
0.	any pass-through expense	deducted elsewhere on this return (if negative, ent	er zero) (include on	
7.		qualified pension or benefit plans of any partner or		
		on Schedule K, Line 3)		
		ributed to a publicly traded REIT		
		sset sold within 12 months after the date of distrib s 5 through 9)		
11.	Total (subtract Line 10 from	n Line 4; enter here and on Schedule J, Line 1)	(10)	
		of Net Earnings for a Single Member LLC Fil		
SCII	•	of Met Earnings for a Single Member LLC Fil	ing as an individual	
1	Additions:	and Farma 1010 Calcadula C	(4)	
1. 2.		eral Form 1040, Schedule Ceral Form 1040, Schedule D		
3.	Business Income from fede	eral Form 1040, Schedule E	(3)	
4.	Business Income from fede	eral Form 1040, Schedule F	(4)	
5.	Business Income from fede	eral Form 4797	(5)	
		, Schedule		
/.	lotal additions (add Lines 1 <b>Deductions:</b>	I through 6)	(/)	
8		oloyment taxes distributable or paid to the single n	nember (if negative enter	
0.		(, Line 3)		
9.		Line 7; enter here and on Schedule J, Line 1)		
Sch	edule J3 - Computation o	of Net Earnings for Entities Treated as Subo	chapter S Corporations	
	Additions:			
1.	Ordinary income or loss (fe	ederal Form 1120S, Line 21)	(1)	
2.	Income items to extent incl	ludable in federal income were it not for "S" status	election(2)	
3.	· · · · · · · · · · · · · · · · · · ·	l and 2)	(3)	
4.	Deductions:  Expanse items to extent inc	cludable in federal expenses were it not for "S" stat	rus election (4)	
	Any loss on the sale of an a	asset sold within 12 months after the date of distrib	oution(4)	
6.	Total deductions (add Lines	s 4 and 5)	(6)	
7.	Total (subtract Line 6 from	Line 3; enter here and on Schedule J, Line 1)	(7)	
Sch	edule J4 - Computation o	of Net Earnings for Entities Treated as Corp	orations and Other Entities	
	Additions			
1.		ore net operating loss deduction and special deduc		
2		dinary income or loss (federal Form 1065, Line 22).		
۷.		ore net operating loss deduction and special deduc (2a		
	b. RFIT deduction for divide	ends paid (federal Form 1120-REIT, Line 21b) (2b	))	
	c. REIT taxable income after	r dividends paid deduction (subtract Line 2b from L	ine 2a)(2c)	
3.	Unrelated business taxable	income (federal Form 990-T, Line 30)	(3)	
4.	Other: federal Form		(4)	
		n prior period(s)		
6. 7.		tal loss carryover or carrybackl through 6)		
/.	Deductions:	111 Oug 11 O)	(/)	
8.	Contributions in excess of a	amount allowed by federal government	(8)	
9.	Portion of current year's ca	pital loss not included in federal taxable income	(9)	
10.	Total deductions (add Lines	s 8 and 9)	(10)	
11.	Total (subtract Line 10 from	n Line 7; enter here and on Schedule J, Line 1)	(11)	

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Tax	kable Year	Taxpayer Name	Account No./FEIN
Scl	nedule J - Computation of I	Net Earnings Subject to Excise Tax	
		ss (enter amount from Schedule J1, J2, J3, or J4)	(1)
2.	Expenses from transactions be	etween members of the group	(2)
		ransactions between members of the group	
		es 1 and 2, subtract Line 3)	
	Additions:		
5.		rued or incurred to an affiliated business entity or entities deducte	
_	federal income tax purposes	(IDC Control 400 or a solitor IC control 400 or a solitor	(5)
	Tennessee permanently decou	ovisions of IRC Section 168 not permitted for excise tax purposes upling from federal bonus depreciation	(6)
7.	Gain on the sale of an asset so	old within 12 months after the date of distribution to a nontaxable	entity(7)
8.	Tennessee excise tax expense	(to the extent reported for federal purposes)	(8)
		l in determining federal income and used as an excise tax credit s of states and their political subdivisions, less allowable amortizat	
		recovery of cost	
		book value of property donated	
		e. A taxpayer paying excess rent enters a positive amount on this	
	A taxpayer receiving excess re	nt, to the extent added back to net earnings by its affiliate, enters	a
14.		eduction taken in computing federal income (does not apply to a c	
		indirectly, by a bank, bank holding company or a public REIT)	
	Net loss or expense received f	rom a pass-through entity subject to the excise tax (attach schedu	
16.		nt of IRC Section 951A global intangible low-taxed income	
47			
17.		ough 16)	(1 /)
10	Deductions:	ovisions of IRC Section 168 permitted for excise tax purposes due	to
10.		upling from federal bonus depreciation	
19.		the basis adjustment resulting from Tennessee permanently deco	
		on	
20.		orations, at least 80% owned	
21.	Donations to qualified public s	school support groups and nonprofit organizations	(21)
22.		ne taxes, not deducted in determining federal taxable income for	
		come tax is allowable	
		fe harbor lease election	
24.	Nonbusiness earnings (from S	chedule M, Line 8) rued or incurred to an affiliated entity or entities (from Form IE, Lin	(24)
25.	Attach From IF - Intangible Evr	pense Disclosure	(25)
26		iliated business entity or entities if the corresponding intangible	(23)
_0.		cted by the affiliate(s) under Tenn. Code Ann. § 67-4-2006(b)(2)(N)	(26)
27.		llowed by IRC Section 585 or 593 as it existed on December 31, 198	
28.	Net gain or income received fr	om a pass-through entity subject to the excise tax (attach schedul	e)(28)
		gible low-taxed income	
		its to the extent included in federal taxable income	
31.		3 through 30)	(31)
วา	Computation of Taxable Inco	<b>ome:</b> add Lines 4 and 17, subtract Line 31; if loss, complete Schedule K)	(22)
۵∠. عء	Fycise tax apportionment ratio	o (Schedule SE or N, if applicable, or 100%)	(32)
33.	Apportioned business income	(loss) (multiply Line 32 by Line 33)	
35.	Nonbusiness earnings directly	r allocated to Tennessee (from Schedule M, Line 9)	(35)
36.	Loss carryover from prior year	rs (from Schedule U)	(36)
37.	Subject to excise tax (add Line	s 34 and 35, subtract Line 36; enter here and on Schedule B, Line	4)(37)
1. 2. 3.	Net loss from Schedule J, Line <b>Additions:</b> Amounts reported on Schedul Amounts reported on Schedul	Df Loss Carryover Available  32	(2)(3)
4.	Reduced loss (add Lines 1 thro	ough 3; if net amount is positive, enter zero)	(4)
5.	Excise tax apportionment ratio	o (Schedule SE or N, if applicable, or 100%)	(3)
6.	Current year loss carryover av	ailable (multiply Line 4 by Line 5)	(b)

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(12)		
13. Total receipts (add Lines 1 through 12)(13)		
14. Apportionment ratio (divide total Tennessee receipts by total everywhere		%
receipts; enter here and on Schedule J, Line 33)	(14)	

# 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
<ol> <li>Land, buildings, leaseholds, and improvements</li></ol>				
Use triple weighted sales factor	a. In Tennessee	b. Total Everywhere	c. Franchise Ratio	d. Excise Ratio
<ol> <li>Property factor (add Lines 8 and 9)</li> <li>Payroll factor</li> <li>Sales factor (business gross receipts)</li> <li>Total ratios (add Lines 10, 11 and (Line 12 x three))</li> <li>Apportionment ratio (divide Line 13 by five everywhere values greater than zero) (Entertail (Entertail 2) (Entertail 2)</li> </ol>			% % %	% % %
Enter excise ratio on Schedule J, Line 33.).			%	%

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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.

Definitions:

"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					
5					
6					
8. <u>T</u>	otal nonbusiness earnings (Enter here and on Schedule	J, Line 24)			
9. <u>N</u>	Nonbusiness earnings allocated directly (Enter here and on Schedule J, Line 35)				

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 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	rom	reca	pture	wor	ksheet,	Part	2, Lin	e 16	·	 	.(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%

<sup>13.</sup> Recapture of credit from recapture worksheet, Part 2, Line 17 (enter here and on Schedule B, Line 6) ....(13)

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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	mount (Ente	er here and on Schedule J,	Line 36)		

#### 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)		