

ASHI GTO ASSOCIATES

LOCATIONS: IRVINGTON		DATE PURCHASED
2 WASHINGTON	SQ. FT.	10/1/1985
PRACTICE	8,304	
TENANT - THE BRIDGE	3,060	- NO LONGER TENANT
TOTAL	11,364	

1146 STUYVESANT	SQ. FT.	6/12/1996
PRACTICE	2,303	
INSUR. DEPT.	663	
STORAGE	1,968) NOW OCCUPIED BOTH BY NOK COVER
TENANT - NEX-LEVEL	667	
TOTAL	5,601	

LOCATIONS: PHILLIPSBURG	
320 SOUTH MAIN STREET	SQ. FT.
PRACTICE	4,000
CORPORATE OFFICE	4,000
STORAGE	1,702
TOTAL	9,702

) HX Both

73 MERCER	SQ. FT.
CONFERENCE & SHOWROOM	2,700
STORAGE	2,900
TOTAL	5,600

\$900,000 - Phillipsburg

\$1,000,000 - 2 Wash

RJ Real Estate Block 1503; Lot 11

Building #1 - 320 South Main Street
Building #2 - 73 Mercer Street

	Sq Ft	\$/Sq Ft
320 South Main	4000	\$ 15.00
320 South Main	4000	\$ 15.00
320 South Main	1700	\$ 10.00
73 Mercer	2700	\$ 15.00
73 Mercer	2900	\$ 10.00
	15300	
	Height	
	3 stories @ 40 ft	
	1 story @ 15 ft except for unfinished storage area	
320 South Main	Built	
73 Mercer	2005	
	1920	

Scott Baum - 908-454-9530 Cell #115

484 221 0372 (cell)

2015

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

See instructions on back. Attach to Form 1065, Form 1065-B, or Form 1120S.

Name: R J REAL ESTATE ASSOCIATES LLC Employer Identification number: 26-3632653

Table with 4 columns: Physical address of each property, Type, Fair Rental Days, Personal Use Days. Row A: R J REAL ESTATE ASSOCIATES LLC, 73 MERCER STREET, PHILLIPSBURG NJ 08865, SELF-RENTAL, 365.

Summary table with columns: Rental Real Estate Income, Properties (A, B, C, D). Rows 2-17: Gross rents (285,494), Advertising (3), Auto and travel (4), Cleaning and maintenance (5), Commissions (6), Insurance (7), Legal and other professional fees (1,650), Interest (32,088), Repairs (10), Taxes (11), Utilities (12), Wages and salaries (13), Depreciation (24,614), Other (50), Total expenses (58,402), Income or (Loss) (227,092).

Summary rows 18a-20a: 18a Total gross rents (285,494), 18b Total expenses (58,402), 19 Net gain (loss), 20a Net income (loss) (227,092).

Table for identifying partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Columns: (1) Name, (2) Employer identification number.

Row 21: Net rental estate income (loss). Combine lines 18a through 20a. Enter the result here and on: Form 1065 or 1120S: Schedule K, line 2, or Form 1065-B: Part I, line 4. Result: 227,092.

2016

Rental Real Estate Income and Expenses of a Partnership or an S Corporation
▶ See instructions on back.
▶ Attach to Form 1065, Form 1065-B, or Form 1120S.

OMB No. 1545-1186

Name **R J REAL ESTATE ASSOCIATES LLC** Employer identification number **26-3632653**

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.		Type—Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A	Physical address of each property—street, city, state, ZIP code R J REAL ESTATE ASSOCIATES LLC 73 MERCER STREET PHILLIPSBURG NJ 08865	7 SELF-RENTAL	366	
B				
C				
D				

	Properties			
	A	B	C	D
2 Rental Real Estate Income				
2 Gross rents	212,170			
Rental Real Estate Expenses				
3 Advertising	3			
4 Auto and travel	4			
5 Cleaning and maintenance	5			
6 Commissions	6			
7 Insurance	7 3,514			
8 Legal and other professional fees	8			
9 Interest	9 12,845			
10 Repairs	10			
11 Taxes	11			
12 Utilities	12			
13 Wages and salaries	13			
14 Depreciation (see instructions)	14 24,613			
15 Other (list) ▶ SEE STATEMENT 2	15 98			
16 Total expenses for each property. Add lines 3 through 15	16 41,070			
17 Income or (Loss) from each property. Subtract line 16 from line 2	17 171,100			
18a Total gross rents. Add gross rents from line 2, columns A through H	18a 212,170			
b Total expenses. Add total expenses from line 16, columns A through H	18b 41,070			
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19			
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a			
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed: (1) Name (2) Employer identification number				
21 Net rental estate income (loss). Combine lines 18a through 20a. Enter the result here and on: ● Form 1065 or 1120S: Schedule K, line 2, or ● Form 1065-B: Part I, line 4	21 171,100			