



2015

Tax Organizer for Real Estate

1065 Returns Only

Use this Organizer for LPs or LLCs (Taxed as Partnerships) Holding Only Real Estate

IMPORTANT

We will be unable to complete your tax return until we have received the completed tax organizer and required documentation including the client statement, payment information, corporate information & ownership information.

Anderson Business Advisors
3225 McLeod Drive
Las Vegas, NV 89121
Toll Free: 800-706-4741
Local: 702-487-3780
Fax: 702-664-0547

E-Mail: coordinators@andersonadvisors.com
Secure Online Upload Page: <https://andersonadvisors.com/upload-documents/>

INSTRUCTIONS

- Please attach a copy of your previous year tax return if not prepared by our company.
- Complete the sections pertaining to your tax reporting requirements.
- Please check the organizer to make sure you are furnishing all the information needed to complete your return correctly and accurately.
- Use the last page of the organizer to write down questions you may have and we will address them during the preparation of the tax return.
- Please print out a Balance Sheet and a Profit & Loss Statement from your accounting program using cash basis.
- Provide all HUD-1 and Closing Statements from Real Estate Activities

CLIENT STATEMENT

Tax returns are prepared in the order received. Completed Tax Organizers are due in our offices 30 days prior to the return deadline in order for Anderson Advisors to guarantee the timeliness of the return. In the event a Tax Organizer is received within the 30 day period prior to the tax deadline, Client will pay an expedite fee of \$150.00 to ensure timely completion and if received in the final 2 weeks before the deadline, Client will pay \$250.00 to ensure timely completion. If unable to complete by deadline, Anderson Advisors will request an extension on client's behalf if that option is available.

The scope of work in connection with the preparation of your ("the Client") federal and state income tax returns is intended to be in compliance with the requirements issued by the various taxing authorities. Because tax laws are not always clear, honest differences of opinions may arise between our interpretation of laws and that of the various taxing authorities. We will assist you in resolving these differences in your favor whenever possible.

Client and/or your duly appointed representative agree not to hold Anderson Advisors liable for interpretations made with regard to any of the information supplied by Client and used in the preparation of the tax returns. Unless compelled to do so by law, Anderson Advisors does not disclose any irregularities or provide statements with regard to the validity of the information supplied by Client to any taxing authority.

All tax returns are subject to review and acceptance by the various taxing authorities. In the event of an examination or other taxing authority contact Anderson Advisors can respond or represent your position to the taxing authority; however, there is a fee for this service. You may appeal any adjustments proposed by a taxing authority.

Please review any completed tax returns carefully. As preparers, we have a responsibility both to the various taxing authorities with whom we file tax returns as well as to our clients. Any client will remain liable for the contents of tax returns prepared by Anderson Advisors with data provided by said client.

All tax return preparation fees must be paid before the tax return can be electronically processed. Once payment is received and the proper forms are signed to electronically file the tax return, i.e. Form 8879, we will file the tax return.

By signing this document I acknowledge this statement and the dates below.

Signature:

Name on Credit Card:

Credit Card Number:

Exp Date:

3/4 Digit Code:

By submitting this form, you are authorizing Anderson Advisors to send you an invoice electronically (via email) and to charge the credit card provided above five (5) days after the invoice has been submitted to you.

Check if you would like a quote for the preparation fees based on the information provided in this Organizer before work is commenced.

Yes

Would you like to use your prepaid tax package time for this return? (if applicable)

Yes

No

Not sure, please contact me to discuss

FAX COVER PAGE

Attention: Anderson Advisors - Tax Preparation Department

To: Anderson Advisors - 702-664-0547

Attention: _____

From: _____

Date: _____

Total Number of Pages: _____ (including cover page)

THIS FAX INCLUDES THE FOLLOWING (Check all that apply)

Client Statement

Organizer for (Name _____)

Supporting Documents

Other

You may also upload all documents securely online at
<https://andersonadvisors.com/upload-documents/>

Partnership or LLC Information:

First and Last Name:

Name of Entity:

Street Address of Business:

City:

State:

Zip:

Employer ID Number (EIN):

Signing Officer Title:

Phone: (Best to Reach You During
the Day)

E-mail:

Mail Completed Return to:

City:

State:

Zip:

Partnership or LLC Information:

Does your entity have a year-end
other than Dec?

If so, When?

Is this the partnership's first return?

Is this the final tax return?

If yes, What is
the dissolution
date?

State of Formation

State ID No.:

State Tax ID Number:

What date was the Partnership or
LLC formed?

What is the principal business?

What is the main product or
service?

Webfile Number:

Other Information

Accounting Method

Cash

Accrual

Other

At any time during the year, did the Entity have an interest in or signature authority over a financial account in a foreign country?

Are all partners/members actively participating in this business?

Are any of the Members claiming Real Estate Professional Status from the real estate activities being reported in this Partnership?

If yes, did those members spend a majority of their working hours and at least 750 hours of service in 2014 *Qualified activities in real estate?

Are they documented in writing?

Do you have a Corporation that owns an interest in this entity?

If yes, please list name of Corporation?

HAVE ALL PROPERTY TITLES BEEN TRANSFERRED INTO THE NAME OF THE PARTNERSHIP OR LLC OR HAS A BENEFICIAL INTEREST OF A LAND TRUST HOLDING TITLE TO REAL ESTATE BEEN ASSIGNED TO THIS ENTITY?

Is the Partnership publicly traded?

Ownership Information

**Please fill in all information - If shareholder is an individual, use Social Security Number. If shareholder is an entity, use the EIN number

Name: of Partner/Member

U.S. Citizen: If no, Where?

Street Address:

City:

State: Zip:

Social Security Number / EIN

Partnership? Ownership:

Name: of Partner/Member

U.S. Citizen: If no, Where?

Street Address:

City:

State: Zip:

Social Security Number / EIN

Partnership? Ownership:

Name: of Partner/Member

U.S. Citizen: If no, Where?

Street Address:

City:

State: Zip:

Social Security Number / EIN

Partnership? Ownership:

Name: of Partner/Member

U.S. Citizen:

If no, Where?

Street Address:

City:

State:

Zip:

Social Security Number / EIN

Partnership?

Ownership:

Name: of Partner/Member

U.S. Citizen:

If no, Where?

Street Address:

City:

State:

Zip:

Social Security Number / EIN

Partnership?

Ownership:

Do you have more Partners/
Members?

Financial Statements

If you have the balance sheet and profit and loss and uploaded them, you can skip the rest of this page.

Balance Sheet

Assets

Cash in Bank on Last Day of
Business Year

Trade Notes and Accounts
Receivable (for accrual basis only)

Inventories

Other Current Assets (attach
statement)

Other Investments (attach
statement)

Buildings and Other Depreciable
Assets

Less accumulated Depreciation

Land

Intangible Assets

Less accumulated Amortization

Total Assets

Liabilities and Capital

Accounts Payable

Mortgages and Notes Payable in
Less Than 1 Year (accrual basis
only)

Other current liabilities (attach
statement)

All Non-recourse Loans

Mortgages, Notes Payable in 1 Year
or More

Other Liabilities (Attach Statement)

Partners' Capital Accounts

Total Liabilities and Capital

Income

Business Income

Interest Received (Enclose all
1099-INT Forms)

Dividends Received (Enclose all
1099-DIV Forms)

Expenses

(Business only, do not include Rental or Personal Expenses here)

PLEASE COMPLETE ONLY IF THE PARTNERSHIP BALANCE SHEET, GENERAL LEDGER AND PROFIT AND LOSS STATEMENTS ARE **NOT ATTACHED**.

Organization Costs

Bank Charges

Office Supplies (Including Printing
& Copies)

Business Licenses

Legal and Professional Services

Management Fees

Guaranteed Payments to Partners

Other Expenses (Describe)

Other	Amount
-------	--------

Other	Amount
-------	--------

Other	Amount
-------	--------

Other	Amount
-------	--------

RENTAL "REAL ESTATE" PROPERTY AND ROYALTY INCOME:
ATTACH HUD-1'S FOR ALL PROPERTY PURCHASES & REFINANCINGS IN 2014

Description of Property & Complete Property Address (ex: Single family, Duplex, Condo, or Commercial)

Property ID (A)

Property ID (B)

Property ID (C)

Property ID (D)

Income:

Property A:

Date Property became Available:

Rents Received:

Royalties Received:

Property B:

Date Property became Available:

Rents Received:

Royalties Received:

Property C:

Date Property became Available:

Rents Received:

Royalties Received:

Property D:

Date Property became Available:

Rents Received:

Royalties Received:

Expenses:

Property A:

Auto (Used for Rental Properties)

Cleaning and Maintenance

Insurance

Mortgage Interest

Points Purchase/Refinancing

Real Estate Taxes

Meals/Entertainment

Advertising and Promotion

Commissions

Legal and Professional Fees

Management Fees

Repairs (over \$250,
itemized below)

Utilities

Other Expenses (List on
Last Page)

Property B:

Auto (Used for Rental Properties)

Cleaning and Maintenance

Insurance

Mortgage Interest

Points Purchase/Refinancing

Real Estate Taxes

Meals/Entertainment

Advertising and Promotion

Commissions

Legal and Professional Fees

Management Fees

Repairs (over \$250,
itemized below)

Utilities

Other Expenses (List on
Last Page)

Property C:

Auto (Used for Rental Properties)

Cleaning and Maintenance

Insurance

Mortgage Interest

Points Purchase/Refinancing

Real Estate Taxes

Meals/Entertainment

Other Expenses (List on Last Page)

Property D:

Auto (Used for Rental Properties)

Cleaning and Maintenance

Insurance

Mortgage Interest

Points Purchase/Refinancing

Real Estate Taxes

Meals/Entertainment

Advertising and Promotion

Commissions

Legal and Professional Fees

Management Fees

Repairs (over \$250,
itemized below)

Utilities

Advertising and Promotion

Commissions

Legal and Professional Fees

Management Fees

Repairs (over \$250,
itemized below)

Utilities

Other Expenses (List on Last Page)

Assets For Depreciation:

Rental Asset Worksheet: Complete for all rental assets purchased. List any repairs, furnishings and appliances greater than \$250

Property ID: _____ Date Purchased:

Asset _____ Price: _____

If Sold: Date Sale Price: _____

Property ID: _____ Date Purchased:

Asset _____ Price: _____

If Sold: Date Sale Price: _____

Property ID: _____ Date Purchased:

Asset _____ Price: _____

If Sold: Date Sale Price: _____

Property ID: _____ Date Purchased:

Asset _____ Price: _____

If Sold: Date Sale Price: _____

Property ID: _____ Date Purchased:

Asset _____ Price: _____

If Sold: Date Sale Price: _____

Note: If you converted personal property items for rental use, under the heading 'date purchased,' please indicate the date when the asset was first used for the rental and under the heading 'price,' indicate fair market value of asset on the date of first rental use.

Sale of Real Estate

Enclose copies of Form(s) 1099-S & CLOSING STATEMENTS HUD-1'S FOR ALL PURCHASES, SALES, AND REFINANCINGS.

Description: _____ Date Acquired:

Date Sold: Sale Price: _____

Cost Basis: _____ Type of Property: _____

Description: _____ Date Acquired:

Date Sold: Sale Price: _____

Cost Basis: _____ Type of Property: _____

Description: _____ Date Acquired:

Date Sold: Sale Price: _____

Cost Basis: _____ Type of Property: _____

Description: _____ Date Acquired:

Date Sold: Sale Price: _____

Cost Basis: _____ Type of Property: _____

Description: _____ Date Acquired:

Date Sold: Sale Price: _____

Cost Basis: _____ Type of Property: _____

If the sold properties have been depreciated as prior rentals please provide all depreciation schedules.

Like Kind Exchange

Was the exchange done with
Related Parties (person or entity)?

Please include:

FOR PROPERTIES GIVEN UP:

Purchase Closing Statements (HUD-1)

If acquired by an exchange, include Form 8824- (on tax return year the property was acquired)

Sale Closing Statements (HUD-1)

Depreciation Statement (on Previous Year Tax Return)

FOR PROPERTIES RECEIVED:

Purchase Closing Statement
(HUD-1)

Value of other properties Received:
(List)

Cash received

Exchange Cost

Accommodator Statement

Itemize any other costs incurred. (List Below)

Description:

Amount:

Description:

Amount:

Description:

Amount:

Description:

Amount:

Description:

Amount:

ADDITIONAL INFORMATION OR COMMENTS:

Please save and submit form via email at:

coordinators@andersonadvisors.com

or you can our upload it to our secure server at:
<https://andersonadvisors.com/upload-documents/>

You may also print out the document and fax it to us at:
702.664.0547