



MERMELSTEIN HIDALGO

# RENTAL PROPERTY ORGANIZER

Client Name:

Tax Year:

PROP #	OWNER	TYPE	DESCRIPTION OF PROPERTY	ADDRESS OF PROPERTY
1				
2				
3				
4				

INCOME	1	2	3	4
# Days available for rent if < 365				
Total Rents Received				
\$ Sales tax included in above				
Other				
Other				

EXPENSES	1	2	3	4
Advertising				
Auto/Travel (See "Vehicle Expense Section")				
Association Dues				
Cleaning & Maintenance				
Insurance				
Legal & Professional Fees				
Management Fees				
Mortgage Interest paid to banks				
Other Interest paid				
Repairs				
Supplies				
Property Taxes				
Utilities				
License				
Wages & Salary				
Other (please list):				

Do you actively manage this property?	Yes	No	Yes	No	Yes	No	Yes	No
Did you or a family member use this property for personal purposes for more than the greater of 14 days or 10% of the total days rented?	Yes	No	Yes	No	Yes	No	Yes	No
Is this property a vacation rental?	Yes	No	Yes	No	Yes	No	Yes	No
Total days rented								
Total days personally used								
Is the average rental period less than 7 days?	Yes	No	Yes	No	Yes	No	Yes	No

**IF A PURCHASE, SALE, OR 1031 EXCHANGE, PLEASE PROVIDE THE HUD STATEMENT**

<b>NEW EQUIPMENT/CAPITAL IMPROVEMENTS</b>						
If during the year you purchased Equipment, Furniture, Vehicles, or made Property Improvements, list below. (Do not duplicate the other side.)						
Property Number	Description	Date	Cost	Asset Was		If Trade-In Involved
				New	Used	Description

<b>DEPRECIABLE ASSETS SOLD OR DISPOSED OF</b>					
Property Number	Description	Date Acquired	Original Cost	Date Disposed of	Describe Means of Disposal

<b>VEHICLE EXPENSES (vehicle used in association with rental property only)</b>	Vehicle 1	Vehicle 2
1. Enter date vehicle was placed in service		
2. Total mileage vehicle was used from Jan. 1 to Dec. 31 2017		
3. Miles included on line 2 that vehicle was used for rental business Jan 1 to Dec 31, 2017 (.535)		
4. Do you or your spouse have another vehicle available for personal purposes?	YES	NO
5. If your employer provided you with a vehicle, is personal use during off-duty hours permitted?	YES	NO
6A. Do you have evidence to support your deduction?	YES	NO
6B. If "Yes," is the evidence written?	YES	NO