



See a Social Security Number? Say Something!
Report Privacy Problems to <https://public.resource.org/privacy>
Or call the IRS Identity Theft Hotline at 1-800-908-4490



Form 990

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0047

2010

Open to Public Inspection

A For the 2010 calendar year, or tax year beginning 07-01-2010 and ending 06-30-2011

B Check if applicable

☐ Address change

☐ Name change

☐ Initial return

☐ Terminated

☐ Amended return

☐ Application pending

C Name of organization

ALPHA OMICRON PI PROPERTIES INC

Doing Business As

Number and street (or P O box if mail is not delivered to street address)

5390 VIRGINIA WAY

Room/suite

City or town, state or country, and ZIP + 4

BRENTWOOD, TN 37027

F Name and address of principal officer

TROY LEFORGE

5390 VIRGINIA WAY

BRENTWOOD, TN 37027

H(a) Is this a group return for affiliates?

☐ Yes ☒ No

H(b) Are all affiliates included?

☐ Yes ☐ No

If "No," attach a list (see instructions)

H(c) Group exemption number

I Tax-exempt status

☐ 501(c)(3) ☒ 501(c) (7) (insert no) ☐ 4947(a)(1) or ☐ 527

J Website:

WWW ALPHAOMICRONPI ORG

K Form of organization

☒ Corporation ☐ Trust ☐ Association ☐ Other

L Year of formation

2005

M State of legal domicile

TN

Part I Summary			
Activities & Governance	1	Briefly describe the organization's mission or most significant activities TO ENCOURAGE A SPIRIT OF FRATERNITY & LOVE AMONG ITS MEMBERS, PROMOTE INTEGRITY, DIGNITY, SCHOLARSHIP, & COLLEGE LOYALY, SUPPORT THE BEST INTEREST OF THE COLLEGES AND UNIVERSITIES IN WHICH CHAPTERS ARE INSTALLED PART OF THE UNDERGRADUATE EXPERIENCE IS TO COME TOGETHER IN FELLOWSHIP AND THE HOUSING IS THE FOCAL POINT FOR ACTIVITY OF A CHAPTER ALPHA OMICRON PI PROPERTIES, INC PROVIDES HOUSING FOR THE UNDERGRADUATE CHAPTERS OF ALPHA OMICRON PI FRATERNITY, INC	
	2	Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets	
	3	Number of voting members of the governing body (Part VI, line 1a)	6
	4	Number of independent voting members of the governing body (Part VI, line 1b)	6
	5	Total number of individuals employed in calendar year 2010 (Part V, line 2a)	0
	6	Total number of volunteers (estimate if necessary)	6
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	101,439
	7b	Net unrelated business taxable income from Form 990-T, line 34	69,115
Revenue	8	Contributions and grants (Part VIII, line 1h)	0
	9	Program service revenue (Part VIII, line 2g)	2,154,016
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	31,324
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	70,115
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	2,255,455
	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	0
Expenses	14	Benefits paid to or for members (Part IX, column (A), line 4)	0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	246,595
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0
	b	Total fundraising expenses (Part IX, column (D), line 25) ☐ 0	
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24f)	1,907,676
	18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	2,154,271
	19	Revenue less expenses Subtract line 18 from line 12	101,184
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	21,821,176
	21	Total liabilities (Part X, line 26)	10,118,338
	22	Net assets or fund balances Subtract line 21 from line 20	11,702,838

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer

2011-11-22

Date

TROY LEFORGE EXECUTIVE DIRECTOR

Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name

ROGER M GALLIVAN

Preparer's signature

ROGER M GALLIVAN

Date

2011-12-08

Check if self-employed

☐

PTIN

Firm's name

ARNOLD GALLIVAN LEVESQUE PC

Firm's EIN

Firm's address

2810 PREMIERE PKWY STE 200

DULUTH, GA 30097

Phone no

(678) 570-8112

May the IRS discuss this return with the preparer shown above? (see instructions)

☐ Yes ☐ No

For Paperwork Reduction Act Notice, see the separate instructions.

Cat No 11282Y

Form 990 (2010)

Part III

Statement of Program Service Accomplishments

Check if Schedule O contains a response to any question in this Part III

1

Briefly describe the organization’s mission

TO ENCOURAGE A SPIRIT OF FRATERNITY & LOVE AMONG ITS MEMBERS, PROMOTE INTEGRITY, DIGNITY, SCHOLARSHIP, & COLLEGE LOYALY, SUPPORT THE BEST INTEREST OF THE COLLEGES AND UNIVERSITIES IN WHICH CHAPTERS ARE INSTALLED PART OF THE UNDERGRADUATE EXPERIENCE IS TO COME TOGETHER IN FELLOWSHIP AND THE HOUSING IS THE FOCAL POINT FOR ACTIVITY OF A CHAPTER ALPHA OMICRON PI PROPERTIES, INC PROVIDES HOUSING FOR THE UNDERGRADUATE CHAPTERS OF ALPHA OMICRON PI FRATERNITY, INC

2

Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?

If “Yes,” describe these new services on Schedule O

3

Did the organization cease conducting, or make significant changes in how it conducts, any program services?

If “Yes,” describe these changes on Schedule O

4

Describe the exempt purpose achievements for each of the organization’s three largest program services by expenses Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a	(Code) (Expenses \$ including grants of \$) (Revenue \$)	ALPHA OMICRON PI PROPERTIES, INC PROVIDES HOUSING FOR UNDERGRADUATE CHAPTERS OF ALPHA OMICRON PI FRATERNITY, INC
4b	(Code) (Expenses \$ including grants of \$) (Revenue \$)	
4c	(Code) (Expenses \$ including grants of \$) (Revenue \$)	
4d	Other program services (Describe in Schedule O)	
4e	Total program service expenses	\$

Form 990 (2010)

Part IV

Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	1	No
2	Is the organization required to complete Schedule B, Schedule of Contributors (see instruction)?	2	No
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	3	No
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	4	
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>	5	No
6	Did the organization maintain any donor advised funds or any similar funds or accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i> 	6	No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas or historic structures? <i>If "Yes," complete Schedule D, Part II</i> 	7	No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i> 	8	No
9	Did the organization report an amount in Part X, line 21, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i> 	9	No
10	Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i> 	10	No
11	If the organization's answer to any of the following questions is 'Yes,' then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI.</i> 	11a	Yes
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII.</i> 	11b	No
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII.</i> 	11c	No
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX.</i> 	11d	No
e	Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X.</i> 	11e	Yes
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X.</i> 	11f	Yes
12a	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI, XII, and XIII</i> 	12a	No
b	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered 'No' to line 12a, then completing Schedule D, Parts XI, XII, and XIII is optional</i> 	12b	Yes
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	13	No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a	No
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, and program service activities outside the United States? <i>If "Yes," complete Schedule F, Parts I and IV</i>	14b	No
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the U S ? <i>If "Yes," complete Schedule F, Parts II and IV</i>	15	No
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the U S ? <i>If "Yes," complete Schedule F, Parts III and IV</i>	16	No
17	Did the organization report a total of more than \$15,000, of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I (see instructions)</i>	17	No
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	18	No
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	19	No
20a	Did the organization operate one or more hospitals? <i>If "Yes," complete Schedule H</i>	20a	No
b	If "Yes" to line 20a, did the organization attach its audited financial statement to this return? Note. Some Form 990 filers that operate one or more hospitals must attach audited financial statements (see instructions)	20b	

Part IV

Checklist of Required Schedules (continued)

21	Did the organization report more than \$5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21		No
22	Did the organization report more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	22		No
23	Did the organization answer "Yes" to Part VII, Section A, questions 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	23		No
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b-24d and complete Schedule K. If "No," go to line 25</i>	24a		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	25a		
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>	25b		
26	Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? <i>If "Yes," complete Schedule L, Part II</i>	26		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? <i>If "Yes," complete Schedule L, Part III</i>	27		No
28	Was the organization a party to a business transaction with one of the following parties? (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28a		No
b	A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28b		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>	28c		No
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	32		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i> 	33		No
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1</i> 	34	Yes	
35	Is any related organization a controlled entity within the meaning of section 512(b)(13)?	35	Yes	
a	Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>  ☒ Yes ☐ No			
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i> 	37		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? Note. All Form 990 filers are required to complete Schedule O	38	Yes	

Part V

Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response to any question in this Part V

☐

			Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable.	1a13		
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable.	1b0		
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?			1c	Yes
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements filed for the calendar year ending with or within the year covered by this return.	2a0		
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns?				
Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions).				
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		3a	Yes
b If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O.			3b	Yes
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a	No
b If "Yes," enter the name of the foreign country: See instructions for filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		5a	No
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			5b	No
c If "Yes" to line 5a or 5b, did the organization file Form 8886-T?			5c	
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible?		6a	No
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			6b	
7 Organizations that may receive deductible contributions under section 170(c).				
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?			7a	
b If "Yes," did the organization notify the donor of the value of the goods or services provided?			7b	
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?			7c	
d If "Yes," indicate the number of Forms 8282 filed during the year.			7d	
e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?			7e	
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?			7f	
g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?			7g	
h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?			7h	
8 Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?			8	
9 Sponsoring organizations maintaining donor advised funds.				
a Did the organization make any taxable distributions under section 4966?			9a	
b Did the organization make a distribution to a donor, donor advisor, or related person?			9b	
10 Section 501(c)(7) organizations. Enter				
a Initiation fees and capital contributions included on Part VIII, line 12.			10a	
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities.			10b	
11 Section 501(c)(12) organizations. Enter				
a Gross income from members or shareholders.			11a	
b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them).			11b	
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?			12a	
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year.			12b	
13 Section 501(c)(29) qualified nonprofit health insurance issuers.				
a Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O.			13a	
b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans.			13b	
c Enter the amount of reserves on hand.			13c	
14a Did the organization receive any payments for indoor tanning services during the tax year?			14a	No
b If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O.			14b	

Part VI

Governance, Management, and Disclosure

For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.
Check if Schedule O contains a response to any question in this Part VI

Section A. Governing Body and Management			Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	6		
b	Enter the number of voting members included in line 1a, above, who are independent	6		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2		No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3		No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4		No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5		No
6	Does the organization have members or stockholders?	6	Yes	
7a	Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?	7a		No
b	Are any decisions of the governing body subject to approval by members, stockholders, or other persons?	7b	Yes	
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following			
a	The governing body?	8a	Yes	
b	Each committee with authority to act on behalf of the governing body?	8b	Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O	9		No

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)			Yes	No
10a	Does the organization have local chapters, branches, or affiliates?	10a		No
b	If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization?	10b		
11a	Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form?	11a	Yes	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990			
12a	Does the organization have a written conflict of interest policy? If "No," go to line 13	12a	Yes	
b	Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes	
c	Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done	12c	Yes	
13	Does the organization have a written whistleblower policy?	13	Yes	
14	Does the organization have a written document retention and destruction policy?	14	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	Yes	
b	Other officers or key employees of the organization	15b	Yes	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (See instructions)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		No
b	If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure	
17	List the States with which a copy of this Form 990 is required to be filedTN
18	Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c) (3)s only) available for public inspection. Indicate how you make these available. Check all that apply. ☐ Own website ☒ Another's website ☐ Upon request
19	Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public. See Additional Data Table.
20	State the name, physical address, and telephone number of the person who possesses the books and records of the organization. ROGER M GALLIVAN CPA 5390 VIRGINIA WAY BRENTWOOD, TN 37027 (615) 370-0920

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response to any question in this Part VII ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation, and **current** key employees Enter -0- in columns (D), (E), and (F) if no compensation was paid
- List all of the organization's **current** key employees, if any See instructions for definition of "key employee "
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

[illegible]

Part VII

2	Total number of individuals (including but not limited to those listed above) who received more than \$100,000 in reportable compensation from the organization
---	---

Section B. Independent Contractors

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization		
(A)	(B)	(C)
Name and business address	Description of services	Compensation
CSL MANAGEMENT LLC 2020 FIELDSTONE PKWY STE 900-138 FRANKLIN, TN 37069	MANAGEMENT	157,000
2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 in compensation from the organization ▶1		

Part VIII

Statement of Revenue

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts	1a Federated campaigns 1a						
	b Membership dues 1b						
	c Fundraising events 1c						
	d Related organizations 1d						
	e Government grants (contributions) 1e						
	f All other contributions, gifts, grants, and similar amounts not included above 1f						
	g Noncash contributions included in lines 1a-1f \$						
	h Total. Add lines 1a-1f						
	Program Service Revenue				Business Code		
2a LEASE INCOME				1,762,655	1,762,655		
b MANAGEMENT FEE				293,513	293,513		
c HOUSING FEE				65,030	65,030		
d MISCELLANEOUS				17,932	17,932		
e INTEREST ON CHAPTER LOANS				14,886	14,886		
f All other program service revenue							
g Total. Add lines 2a-2f				2,154,016			
Other Revenue	3 Investment income (including dividends, interest and other similar amounts)				31,324		31,324
	4 Income from investment of tax-exempt bond proceeds . .						
	5 Royalties						
				(i) Real	(ii) Personal		
	6a Gross Rents			386,891			
	b Less rental expenses			316,776			
	c Rental income or (loss)			70,115			
	d Net rental income or (loss)				70,115		70,115
				(i) Securities	(ii) Other		
	7a Gross amount from sales of assets other than inventory						
	b Less cost or other basis and sales expenses						
	c Gain or (loss)						
	d Net gain or (loss)						
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18 a						
	b Less direct expenses b						
	c Net income or (loss) from fundraising events . .						
	9a Gross income from gaming activities See Part IV, line 19 . a						
	b Less direct expenses b						
	c Net income or (loss) from gaming activities . .						
	10a Gross sales of inventory, less returns and allowances a						
b Less cost of goods sold b							
c Net income or (loss) from sales of inventory . .							
Miscellaneous Revenue			Business Code				
11a _____							
b _____							
c _____							
d All other revenue							
e Total. Add lines 11a-11d							
12 Total revenue. See Instructions				2,255,455	2,154,016	101,439	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns.
All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.		(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to governments and organizations in the U S See Part IV, line 21				
2	Grants and other assistance to individuals in the U S See Part IV, line 22				
3	Grants and other assistance to governments, organizations, and individuals outside the U S See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors, trustees, and key employees				
6	Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7	Other salaries and wages	246,595			
8	Pension plan contributions (include section 401(k) and section 403(b) employer contributions)				
9	Other employee benefits				
10	Payroll taxes				
a	Fees for services (non-employees)				
	Management	129,769			
b	Legal	154,100			
c	Accounting	12,909			
d	Lobbying				
e	Professional fundraising services See Part IV, line 17				
f	Investment management fees				
g	Other				
12	Advertising and promotion	223			
13	Office expenses	11,216			
14	Information technology	12,000			
15	Royalties				
16	Occupancy	312,939			
17	Travel	12,281			
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings	20,535			
20	Interest	479,293			
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	584,337			
23	Insurance	70,594			
24	Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24f If line 24f amount exceeds 10% of line 25, column (A) amount, list line 24f expenses on Schedule O)				
a	INCOME TAX EXPENSE	53,101			
b	BAD DEBT	27,600			
c	BANK FEES	20,000			
d	MISCELLANEOUS	6,779			
e					
f	All other expenses				
25	Total functional expenses. Add lines 1 through 24f	2,154,271	0	0	0
26	Joint costs. Check here ☒ if following SOP 98-2 (ASC 958-720) Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X

Balance Sheet

						(A)		(B)
						Beginning of year		End of year
Assets	1	Cash—non-interest-bearing				1,683,580	1	1,461,874
	2	Savings and temporary cash investments					2	
	3	Pledges and grants receivable, net					3	
	4	Accounts receivable, net					4	149,398
	5	Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L					5	
	6	Receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers, and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions). Schedule L					6	
	7	Notes and loans receivable, net					7	
	8	Inventories for sale or use					8	
	9	Prepaid expenses and deferred charges				97,399	9	
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a	22,913,432	19,656,659	10c	19,209,644	
	b	Less: accumulated depreciation	10b	3,703,788				
	11	Investments—publicly traded securities				215,476	11	
	12	Investments—other securities. See Part IV, line 11					12	
	13	Investments—program-related. See Part IV, line 11				290,827	13	934,263
	14	Intangible assets					14	
	15	Other assets. See Part IV, line 11				102,703	15	65,997
16	Total assets. Add lines 1 through 15 (must equal line 34)				22,046,644	16	21,821,176	
Liabilities	17	Accounts payable and accrued expenses				127,059	17	237,664
	18	Grants payable					18	
	19	Deferred revenue					19	
	20	Tax-exempt bond liabilities					20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D					21	
	22	Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L					22	
	23	Secured mortgages and notes payable to unrelated third parties				9,249,260	23	9,079,560
	24	Unsecured notes and loans payable to unrelated third parties					24	
	25	Other liabilities. Complete Part X of Schedule D				1,089,353	25	801,114
	26	Total liabilities. Add lines 17 through 25				10,465,672	26	10,118,338
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here ☒ and complete lines 27 through 29, and lines 33 and 34.							
	27	Unrestricted net assets				11,580,972	27	11,702,838
	28	Temporarily restricted net assets					28	
	29	Permanently restricted net assets					29	
	Organizations that do not follow SFAS 117, check here ☐ and complete lines 30 through 34.							
	30	Capital stock or trust principal, or current funds					30	
	31	Paid-in or capital surplus, or land, building or equipment fund					31	
	32	Retained earnings, endowment, accumulated income, or other funds					32	
	33	Total net assets or fund balances				11,580,972	33	11,702,838
	34	Total liabilities and net assets/fund balances				22,046,644	34	21,821,176

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response to any question in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	2,255,455
2	Total expenses (must equal Part IX, column (A), line 25)	2	2,154,271
3	Revenue less expenses Subtract line 2 from line 1	3	101,184
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	11,580,972
5	Other changes in net assets or fund balances (explain in Schedule O)	5	20,682
6	Net assets or fund balances at end of year Combine lines 3, 4, and 5 (must equal Part X, line 33, column (B))	6	11,702,838

Part XII Financial Statements and Reporting

Check if Schedule O contains a response to any question in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990 ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O		
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?		No
b	Were the organization's financial statements audited by an independent accountant?	Yes	
c	If "Yes," to 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O	Yes	
d	If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a separate basis, consolidated basis, or both ☒ Separate basis ☐ Consolidated basis ☐ Both consolidated and separated basis		
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?		No
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits		

SCHEDULE D
(Form 990)

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11, or 12.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2010

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization ALPHA OMICRON PI PROPERTIES INC	Employer identification number 51-0426239
--	---

Part I

Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year	
2	Aggregate contributions to (during year)	
3	Aggregate grants from (during year)	
4	Aggregate value at end of year	
5	Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☒ No	
6	Did the organization inform all grantees, donors, and donor advisors in writing that grant funds may be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit ☐ Yes ☒ No	

Part II

Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1	Purpose(s) of conservation easements held by the organization (check all that apply) ☐ Preservation of land for public use (e g , recreation or pleasure)☐ Preservation of an historically importantly land area ☐ Protection of natural habitat☐ Preservation of a certified historic structure ☐ Preservation of open space											
2	Complete lines 2a–2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year											
		<table><tr><td></td><td>Held at the End of the Year</td></tr><tr><td>a</td><td>Total number of conservation easements</td></tr><tr><td>b</td><td>Total acreage restricted by conservation easements</td></tr><tr><td>c</td><td>Number of conservation easements on a certified historic structure included in (a)</td></tr><tr><td>d</td><td>Number of conservation easements included in (c) acquired after 8/17/06</td></tr></table>		Held at the End of the Year	a	Total number of conservation easements	b	Total acreage restricted by conservation easements	c	Number of conservation easements on a certified historic structure included in (a)	d	Number of conservation easements included in (c) acquired after 8/17/06
	Held at the End of the Year											
a	Total number of conservation easements											
b	Total acreage restricted by conservation easements											
c	Number of conservation easements on a certified historic structure included in (a)											
d	Number of conservation easements included in (c) acquired after 8/17/06											
3	Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the taxable year ▶ _____											
4	Number of states where property subject to conservation easement is located ▶ _____											
5	Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☒ No											
6	Staff and volunteer hours devoted to monitoring, inspecting and enforcing conservation easements during the year ▶ _____											
7	Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ▶ \$ _____											
8	Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and 170(h)(4)(B)(ii)? ☐ Yes ☒ No											
9	In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements											

Part III

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a	If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items	
b	If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items	
	(i) Revenues included in Form 990, Part VIII, line 1	▶ \$ _____
	(ii) Assets included in Form 990, Part X	▶ \$ _____
2	If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items	
a	Revenues included in Form 990, Part VIII, line 1	▶ \$ _____
b	Assets included in Form 990, Part X	▶ \$ _____

Part III

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3

Using the organization's accession and other records, check any of the following that are a significant use of its collection items (check all that apply)

a

☐

Public exhibition

b

☐

Scholarly research

c

☐

Preservation for future generations

d

☐

Loan or exchange programs

e

☐

Other

4

Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV

5

During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?

☐ Yes

☒ No

Part IV

Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a

Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?

☐ Yes

☒ No

b

If "Yes," explain the arrangement in Part XIV and complete the following table

c

Beginning balance

d

Additions during the year

e

Distributions during the year

f

Ending balance

	Amount
1c	
1d	
1e	
1f	

2a

Did the organization include an amount on Form 990, Part X, line 21?

☐ Yes

☒ No

b

If "Yes," explain the arrangement in Part XIV

Part V

Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a)Current Year	(b)Prior Year	(c)Two Years Back	(d)Three Years Back	(e)Four Years Back
1a	Beginning of year balance				
b	Contributions				
c	Investment earnings or losses				
d	Grants or scholarships				
e	Other expenditures for facilities and programs				
f	Administrative expenses				
g	End of year balance				

2

Provide the estimated percentage of the year end balance held as

a

Board designated or quasi-endowment ▶

b

Permanent endowment ▶

c

Term endowment ▶

3a

Are there endowment funds not in the possession of the organization that are held and administered for the organization by

(i)

unrelated organizations

(ii)

related organizations

b

If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?

	Yes	No
3a(i)		No
3a(ii)		No
3b		No

4

Describe in Part XIV the intended uses of the organization's endowment funds

Part VI

Investments—Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land	2,705,461			2,705,461
b Buildings	9,908,177		2,225,864	7,682,313
c Leasehold improvements	10,164,912		1,352,782	8,812,130
d Equipment	134,882		125,142	9,740
e Other				
Total. Add lines 1a-1e (Column (d) should equal Form 990, Part X, column (B), line 10(c).) ▶				19,209,644

Part XI

Reconciliation of Change in Net Assets from Form 990 to Financial Statements

1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	2,255,455
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	2,154,271
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	101,184
4	Net unrealized gains (losses) on investments	4	20,682
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	
8	Other (Describe in Part XIV)	8	
9	Total adjustments (net) Add lines 4 - 8	9	20,682
10	Excess or (deficit) for the year per financial statements Combine lines 3 and 9	10	121,866

Part XII

Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1	Total revenue, gains, and other support per audited financial statements	1	2,592,913
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12		
a	Net unrealized gains on investments	2a	20,682
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIV)	2d	
e	Add lines 2a through 2d	2e	20,682
3	Subtract line 2e from line 1	3	2,572,231
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV)	4b	-316,776
c	Add lines 4a and 4b	4c	-316,776
5	Total Revenue Add lines 3 and 4c. (This should equal Form 990, Part I, line 12)	5	2,255,455

Part XIII

Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1	Total expenses and losses per audited financial statements	1	2,471,047
2	Amounts included on line 1 but not on Form 990, Part IX, line 25		
a	Donated services and use of facilities	2a	
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIV)	2d	
e	Add lines 2a through 2d	2e	
3	Subtract line 2e from line 1	3	2,471,047
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV)	4b	-316,776
c	Add lines 4a and 4b	4c	-316,776
5	Total expenses Add lines 3 and 4c. (This should equal Form 990, Part I, line 18)	5	2,154,271

Part XIV

Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, Part XI, line 8, Part XII, lines 2d and 4b, and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

Identifier	Return Reference	Explanation
LIABILITY UNDER FIN 48 FOOTNOTE	SCHEDULE D, PAGE 3, PART X	THE FRATERNITY RECOGNIZES THE TAX BENEFITS OF UNCERTAIN TAX POSITIONS ONLY WHERE THE POSITION IS "MORE LIKELY THAN NOT" TO BE SUSTAINED ASSUMING EXAMINATION BY TAX AUTHORITIES. MANAGEMENT HAS ANALYZED THE FRATERNITY'S TAX POSITIONS AND HAS CONCLUDED THAT NO LIABILITY FOR UNRECOGNIZED TAX BENEFITS SHOULD BE RECORDED RELATED TO UNCERTAIN TAX POSITIONS TAKEN ON RETURNS FILED FOR THE OPEN TAX YEARS (YEARS ENDED JUNE 30, 2008, 2009, AND 2010), OR EXPECTED TO BE TAKEN IN THE FRATERNITY'S TAX RETURN FOR THE YEAR ENDED JUNE 30, 2011. THE FRATERNITY IDENTIFIES ITS MAJOR TAX JURISDICTIONS AS THE U.S. FEDERAL AND THE STATE OF TENNESSEE. HOWEVER, THE FRATERNITY IS NOT CURRENTLY UNDER AUDIT NOR HAS THE FRATERNITY BEEN CONTACTED BY ANY OF THESE JURISDICTIONS. THE FRATERNITY IS NOT AWARE OF ANY TAX POSITIONS FOR WHICH IT IS REASONABLY POSSIBLE THAT THE TOTAL AMOUNTS OF UNRECOGNIZED TAX BENEFITS WILL CHANGE IN THE NEXT TWELVE MONTHS. DURING THE TAX YEAR ENDED JUNE 30, 2011, THE FRATERNITY DID NOT RECOGNIZE ANY INTEREST AND PENALTIES RELATING TO TAXES, NOR WERE ANY ACCRUED AT JUNE 30, 2011.
RECONCILIATION OF CHANGES - OTHER	SCHEDULE D, PAGE 4, PART XI, LINE 8	NON-MEMBER LEASE COSTS RECLASSIFIED TO OFFSET LEASE REVENUES 316,776. NON-MEMBER LEASE COSTS RECLASSIFIED TO OFFSET LEASE REVENUES -316,776.
REVENUE AMOUNTS INCLUDED ON RETURN - OTHER	SCHEDULE D, PAGE 4, PART XII, LINE 4B	NON-MEMBER LEASE COSTS RECLASSIFIED TO OFFSET LEASE REVENUES -316,776.
EXPENSE AMOUNTS INCLUDED ON RETURN - OTHER	SCHEDULE D, PAGE 4, PART XIII, LINE 4B	NON-MEMBER LEASE COSTS RECLASSIFIED TO OFFSET LEASE REVENUES -316,776.

SCHEDULE O

(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or to provide any additional information.
▶ Attach to Form 990 or 990-EZ.

OMB No 1545-0047

2010

Open to Public
Inspection

Name of the organization ALPHA OMICRON PI PROPERTIES INC	Employer identification number 51-0426239
---	--

Identifier	Return Reference	Explanation
ORGANIZATION'S MISSION	FORM 990 - ORGANIZATION'S MISSION	TO ENCOURAGE A SPIRIT OF FRATERNITY & LOVE AMONG ITS MEMBERS, PROMOTE INTEGRITY, DIGNITY, SCHOLARSHIP, & COLLEGE LOYALY, SUPPORT THE BEST INTEREST OF THE COLLEGES AND UNIVERSITIES IN WHICH CHAPTERS ARE INSTALLED PART OF THE UNDERGRADUATE EXPERIENCE IS TO COME TOGETHER IN FELLOWSHIP AND THE HOUSING IS THE FOCAL POINT FOR ACTIVITY OF A CHAPTER ALPHA OMICRON PI PROPERTIES, INC PROVIDES HOUSING FOR THE UNDERGRADUATE CHAPTERS OF ALPHA OMICRON PI FRATERNITY, INC

Identifier	Return Reference	Explanation
CLASSES OF MEMBERS OR STOCKHOLDERS	FORM 990, PAGE 6, PART VI, LINE 6	THE BOARD OF DIRECTORS HAVE THE RIGHT TO PARTICIPATE IN THE ORGANIZATION'S GOVERNANCE

Identifier	Return Reference	Explanation
DECISIONS SUBJECT TO APPROVAL OF MEMBERS	FORM 990, PAGE 6, PART VI, LINE 7B	THE EXECUTIVE BOARD OF ALPHA OMICRON PI FRATERNITY, INC HAS THE FOLLOWING AUTHORITY OVER THE GOVERNING BODY OF ALPHA OMICRON PI PROPERTIES, INC 1 APPOINT FIVE MEMBERS TO THE ALPHA OMICRON PI PROPERTIES, INC BOARD 2 REVIEW AND IF APPROVED BY AT LEAST A THREE-FOURTHS AFFIRMATIVE VOTE, AUTHORIZE THE RECEIPT, ALLOCATION, EXPENDITURE AND INVESTMENTS OF ALPHA OMICRON PI PROPERTIES, INC , SUBJECT TO THE PROVISIONS NOTED IN ARTICLE V SECTIONS 3B(4) AND (5) AND TO INSURE COMPLIANCE WITH INTERNAL REVENUE CODE RULINGS ON THE STATUS OF EACH TRUST, FUNDING, INVESTMENT VEHICLE(S) AND ACCOUNT(S) ESTABLISHED IN THE NAME OF ALPHA OMICRON PI PROPERTIES, INC 3 REVIEW AND IF APPROVED BY AT LEAST A THREE-FOURTHS AFFIRMATIVE VOTE, AUTHOIRZE THE LOAN RECOMMENDATION(S) SUBMITTED BY ALPHA OMCIRON PI PROPERTIES, INC TO THE EXTENT THAT (I) ANY SUCH RECOMMENDATION INDIVIDUALLY EQUALS OR EXCEEDS THE AMOUNT OF FIFTY THOUSAND DOLLARS (II) MULTIPLE RECOMMENDATIONS, WHICH COLLECTIVELY TOTAL AN AMOUNT EQUAL TO OR EXCEEDING FIFTY THOUSAND DOLLARS WITHIN ANY SIXTY DAY PERIOD 4 REVIEW AND IF APPROVED BY ATLEAST THREE-FOURTHS AFFIRMATIVE VOTE, AUTHORIZE WITH RESPECT TO THE REAL PROPERTY UNDER THE CONROL OF ALPHA OMICRON PI PROPERTIES, INC (I) THE SALE OR PURCHASE OF SAID REAL PROPERTY (INCLUDING PURCHASES OF ADDITIONAL REAL PROPERTY) (II) THE PLACEMENT OR RESTRUCTURING OF MORTGAGES, LOANS, OR OTHER FINANCING AGAINST SAID REAL PROPERTY (III) THE PLEDGE OF THE PROPERTY AS SECURITY FOR DEBTS (IV) THE GRANT OF PURCHASE OPTIONS A GAINST SAID REAL PROPERTY 5 EXERCISE DILIGENCE IN FURTHERING THE GROWTH AND EXISTENCE OF ALPHA OMICRON PI PROPERTIES, INC BY WORKING TO ACHIEVE A TRANSFER OF ALL OTHER REAL PROPERTY INTERESTS, HOLDINGS, BOTH CURRENT AND FUTURE, INTO THE NAME AND UNDER THE CONTROL OF ALPHA OMCIRON PI PROPERTIES, INC

Identifier	Return Reference	Explanation
ORGANIZATION'S PROCESS USED TO REVIEW FORM 990	FORM 990, PAGE 6, PART VI, LINE 11B	PRIOR TO FILING ALPHA OMCIRON PI PROPERTIES, INC 'S IRS FORM 990, THE ORGANIZATION'S DIRECTOR OF FINANCE FORWARDS A COPY OF THE FORM TO THE BUDGET FINANCE COMMITTEE CHAIRPERSON FOR REVIEW ONCE APPROVED BY THE BUDGET FINANCE COMMITTEE CHAIRPERSON, THE FORM 990 IS FILED AND A COPY IS PROVIDED TO EACH BOARD MEMBER BOARD MEMBERS ARE ENCOURAGED TO CONTACT THE DIRECTOR OF FINANCE WITH ANY QUESTIONS THEY MAY HAVE CONCERNING INFORMATION PRESENTED WITHIN THE FORM AND ATTACHED SCHEDULES

Identifier	Return Reference	Explanation
ENFORCEMENT OF CONFLICTS POLICY	FORM 990, PAGE 6, PART VI, LINE 12C	EMPLOYEES WILL SIGN A WRITTEN CONFLICT OF INTEREST POLICY AT THE DATE OF EMPLOYMENT AND REVISIT THE POLICY AT EACH ANNUAL REVIEW BOARD MEMBERS WILL SIGN AT THE FIRST BOARD MEETING AFTER THE ELECTION OF OFFICERS

Identifier	Return Reference	Explanation
COMPENSATION PROCESS FOR TOP OFFICIAL	FORM 990, PAGE 6, PART VI, LINE 15A	THE PROPERTIES BOARD SELECTS THE DIRECTOR OF PROPERTIES SALARY AMOUNT IS DETERMINED BY BENCHMARKS SET FORTH BY THE NATIONAL PANHELLENIC CONFERENCE THE DIRECTOR'S SALARY IS APPROVED BY THE PROPERTIES BOARD

Identifier	Return Reference	Explanation
COMPENSATION PROCESS FOR OFFICERS	FORM 990, PAGE 6, PART VI, LINE 15B	THE DIRECTOR OF PROPERTIES DETERMINES SALARIES FOR OTHER EMPLOYEES THE AMOUNT OF SALARIES IS THEN APPROVED BY THE BOARD OF DIRECTORS

Identifier	Return Reference	Explanation
GOVERNING DOCUMENTS DISCLOSURE EXPLANATION	FORM 990, PAGE 6, PART VI, LINE 19	THE GOVERNING DOCUMENTS ARE AVAILABLE ONLY TO ALPHA OMICRON PI MEMBERS ON A PRIVATE WEBSITE THE FINANCIAL STATEMENTS ARE ALSO ONLY AVAILABLE TO ALPHA OMICRON PI MEMBERS VIA EMAIL

SCHEDULE R
(Form 990)

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36, or 37.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2010

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization
ALPHA OMICRON PI PROPERTIES INC

Employer identification number
51-0426239

Part I

Identification of Disregarded Entities (Complete if the organization answered "Yes" on Form 990, Part IV, line 33.)

(a) Name, address, and EIN of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

Part II

Identification of Related Tax-Exempt Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization	
						Yes	No
(1) ALPHA OMCIRON PI FRATERNITY INC 5390 VIRGINIA WAY BRENTWOOD, TN 37027 62-0950113		TN			N/A		No
(2) ALPHA OMICRON PI FOUNDATION INC 5390 VIRGINIA WAY BRENTWOOD, TN 37027		TN			N/A		No
(3) ALPHA OMICRON PI FRATERNITY INC SUBORDINATE RETURN 5390 VIRGINIA WAY BRENTWOOD, TN 37027 23-7046541		TN			N/A		No

Part III

Identification of Related Organizations Taxable as a Partnership (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproporionate allocations?		(i) Code V—UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

Part IV

Identification of Related Organizations Taxable as a Corporation or Trust (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership

Part V

Transactions With Related Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35, 35A, or 36.)

Note. Complete line 1 if any entity is listed in Parts II, III or IV

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

a Receipt of (i) interest (ii) annuities (iii) royalties (iv) rent from a controlled entity

b Gift, grant, or capital contribution to other organization(s)

c Gift, grant, or capital contribution from other organization(s)

d Loans or loan guarantees to or for other organization(s)

e Loans or loan guarantees by other organization(s)

f Sale of assets to other organization(s)

g Purchase of assets from other organization(s)

h Exchange of assets

i Lease of facilities, equipment, or other assets to other organization(s)

j Lease of facilities, equipment, or other assets from other organization(s)

k Performance of services or membership or fundraising solicitations for other organization(s)

l Performance of services or membership or fundraising solicitations by other organization(s)

m Sharing of facilities, equipment, mailing lists, or other assets

n Sharing of paid employees

o Reimbursement paid to other organization for expenses

p Reimbursement paid by other organization for expenses

q Other transfer of cash or property to other organization(s)

r Other transfer of cash or property from other organization(s)

1a

No

1b

No

1c

No

1d

Yes

1e

No

1f

No

1g

No

1h

No

1i

Yes

1j

Yes

1k

No

1l

No

1m

Yes

1n

Yes

1o

No

1p

No

1q

No

1r

No

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount involved	(d) Method of determining amount involved
(1)			
See Additional Data Table			
(2)			
(3)			
(4)			
(5)			
(6)			

Schedule R (Form 990) 2010

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

[illegible]

Part VII **Supplemental Information**

Complete this part to provide additional information for responses to questions on Schedule R (see instructions)

Identifier	Return Reference	Explanation
------------	------------------	-------------

Software ID:

Software Version:

EIN: 51-0426239

Name: ALPHA OMICRON PI PROPERTIES INC

Form 990, Schedule R, Part V - Transactions With Related Organizations

(a) Name of other organization		(b) Transaction type(a-r)	(c) Amount Involved (\$)	(d) Method of determining amount involved
(1)	DELTA SIGMA CORPORATION	D	54,803	FAIR MARKET VALUE
(2)	ALPHA LAMDA CORPORATION	D	87,000	FAIR MARKET VALUE
(3)	DELTA SIGMA CORPORATION	D	561,788	FAIR MARKET VALUE
(4)	XI CORPORATION	D	67,143	FAIR MARKET VALUE
(5)	XI OMICRON CORPORATION	A	196,461	FAIR MARKET VALUE
(6)	ALPHA DELTA CORPORATION	I	101,310	FAIR MARKET VALUE
(7)	BETA PHI CORPORATION	I	322,800	FAIR MARKET VALUE
(8)	EPSILON CORPORATION	I	226,818	FAIR MARKET VALUE
(9)	IOTA CORPORATION	I	175,428	FAIR MARKET VALUE
(10)	IOTA SIGMA CORPORATION	I	84,000	FAIR MARKET VALUE
(11)	KAPPA OMEGA CORPORATION	I	85,230	FAIR MARKET VALUE
(12)	OMEGA UPSILON CORPORATION	I	140,371	FAIR MARKET VALUE
(13)	PI DELTA CORPORATION	I	108,492	FAIR MARKET VALUE
(14)	UPSILON CORPORATION	I	116,603	FAIR MARKET VALUE
(15)	XI CORPORATION	I	119,390	FAIR MARKET VALUE
(16)	XI OMICRON CORPORATION	I	229,500	FAIR MARKET VALUE
(17)	IOTA CORPORATION	D	37,918	FAIR MARKET VALUE
(18)	KAPPA OMICRON CORPORATION	D	95,005	FAIR MARKET VALUE
(19)	XI OMICRON CORPORATION	D	3,200,623	FAIR MARKET VALUE
(20)	ALPHA OMICRON PI FRATERNITY INC	N	69,822	FAIR MARKET VALUE
(21)	DELTA SIGMA CORPORATION	D	54,803	FAIR MARKET VALUE
(22)	ALPHA LAMDA CORPORATION	D	87,000	FAIR MARKET VALUE
(23)	DELTA SIGMA CORPORATION	D	561,788	FAIR MARKET VALUE
(24)	XI CORPORATION	D	67,143	FAIR MARKET VALUE
(25)	XI OMICRON CORPORATION	A	196,461	FAIR MARKET VALUE
(26)	ALPHA DELTA CORPORATION	I	101,310	FAIR MARKET VALUE
(27)	BETA PHI CORPORATION	I	322,800	FAIR MARKET VALUE
(28)	EPSILON CORPORATION	I	226,818	FAIR MARKET VALUE
(29)	IOTA CORPORATION	I	175,428	FAIR MARKET VALUE
(30)	IOTA SIGMA CORPORATION	I	84,000	FAIR MARKET VALUE

Form 990, Schedule R, Part V - Transactions With Related Organizations

(a) Name of other organization		(b) Transaction type(a-r)	(c) Amount Involved (\$)	(d) Method of determining amount involved
(31)	KAPPA OMEGA CORPORATION	I	85,230	FAIR MARKET VALUE
(32)	OMEGA UPSILON CORPORATION	I	140,371	FAIR MARKET VALUE
(33)	PI DELTA CORPORATION	I	108,492	FAIR MARKET VALUE
(34)	UPSILON CORPORATION	I	116,603	FAIR MARKET VALUE
(35)	XI CORPORATION	I	119,390	FAIR MARKET VALUE
(36)	XI OMICRON CORPORATION	I	229,500	FAIR MARKET VALUE
(37)	IOTA CORPORATION	D	37,918	FAIR MARKET VALUE
(38)	KAPPA OMICRON CORPORATION	D	95,005	FAIR MARKET VALUE
(39)	XI OMICRON CORPORATION	D	3,200,623	FAIR MARKET VALUE
(40)	ALPHA OMICRON PI FRATERNITY INC	N	69,822	FAIR MARKET VALUE
(41)	DELTA SIGMA CORPORATION	D	54,803	FAIR MARKET VALUE
(42)	ALPHA LAMDA CORPORATION	D	87,000	FAIR MARKET VALUE
(43)	DELTA SIGMA CORPORATION	D	561,788	FAIR MARKET VALUE
(44)	XI CORPORATION	D	67,143	FAIR MARKET VALUE
(45)	XI OMICRON CORPORATION	A	196,461	FAIR MARKET VALUE
(46)	ALPHA DELTA CORPORATION	I	101,310	FAIR MARKET VALUE
(47)	BETA PHI CORPORATION	I	322,800	FAIR MARKET VALUE
(48)	EPSILON CORPORATION	I	226,818	FAIR MARKET VALUE
(49)	IOTA CORPORATION	I	175,428	FAIR MARKET VALUE
(50)	IOTA SIGMA CORPORATION	I	84,000	FAIR MARKET VALUE
(51)	KAPPA OMEGA CORPORATION	I	85,230	FAIR MARKET VALUE
(52)	OMEGA UPSILON CORPORATION	I	140,371	FAIR MARKET VALUE
(53)	PI DELTA CORPORATION	I	108,492	FAIR MARKET VALUE
(54)	UPSILON CORPORATION	I	116,603	FAIR MARKET VALUE
(55)	XI CORPORATION	I	119,390	FAIR MARKET VALUE
(56)	XI OMICRON CORPORATION	I	229,500	FAIR MARKET VALUE
(57)	IOTA CORPORATION	D	37,918	FAIR MARKET VALUE
(58)	KAPPA OMICRON CORPORATION	D	95,005	FAIR MARKET VALUE
(59)	XI OMICRON CORPORATION	D	3,200,623	FAIR MARKET VALUE
(60)	ALPHA OMICRON PI FRATERNITY INC	N	69,822	FAIR MARKET VALUE

Form 990, Schedule R, Part V - Transactions With Related Organizations

(a) Name of other organization		(b) Transaction type(a-r)	(c) Amount Involved (\$)	(d) Method of determining amount involved
(61)	DELTA SIGMA CORPORATION	D	54,803	FAIR MARKET VALUE
(62)	ALPHA LAMDA CORPORATION	D	87,000	FAIR MARKET VALUE
(63)	DELTA SIGMA CORPORATION	D	561,788	FAIR MARKET VALUE
(64)	XI CORPORATION	D	67,143	FAIR MARKET VALUE
(65)	XI OMICRON CORPORATION	A	196,461	FAIR MARKET VALUE
(66)	ALPHA DELTA CORPORATION	I	101,310	FAIR MARKET VALUE
(67)	BETA PHI CORPORATION	I	322,800	FAIR MARKET VALUE
(68)	EPSILON CORPORATION	I	226,818	FAIR MARKET VALUE
(69)	IOTA CORPORATION	I	175,428	FAIR MARKET VALUE
(70)	IOTA SIGMA CORPORATION	I	84,000	FAIR MARKET VALUE
(71)	KAPPA OMEGA CORPORATION	I	85,230	FAIR MARKET VALUE
(72)	OMEGA UPSILON CORPORATION	I	140,371	FAIR MARKET VALUE
(73)	PI DELTA CORPORATION	I	108,492	FAIR MARKET VALUE
(74)	UPSILON CORPORATION	I	116,603	FAIR MARKET VALUE
(75)	XI CORPORATION	I	119,390	FAIR MARKET VALUE
(76)	XI OMICRON CORPORATION	I	229,500	FAIR MARKET VALUE
(77)	IOTA CORPORATION	D	37,918	FAIR MARKET VALUE
(78)	KAPPA OMICRON CORPORATION	D	95,005	FAIR MARKET VALUE
(79)	XI OMICRON CORPORATION	D	3,200,623	FAIR MARKET VALUE
(80)	ALPHA OMICRON PI FRATERNITY INC	N	69,822	FAIR MARKET VALUE