

Form **990-T****Exempt Organization Business Income Tax Return**
(and proxy tax under section 6033(e))

OMB No 1545-0687

2018Department of the Treasury
Internal Revenue Service

For calendar year 2018 or other tax year beginning _____, and ending _____

▶ Go to www.irs.gov/Form990T for instructions and the latest information.

▶ Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Open to Public Inspection for
501(c)(3) Organizations OnlyA ☐ Check box if
address changed

B Exempt under section

☒ 501(c)(3) ☐ 408(e) ☐ 220(e)
☐ 408A ☐ 530(a)
☐ 529(a)Print
or
TypeName of organization (☐ Check box if name changed and see instructions.)**CROWN COURT PROPERTIES, LTD.**

Number, street, and room or suite no. If a P.O. box, see instructions.

2233 W MEQUON RD

City or town, state or province, country, and ZIP or foreign postal code

MEQUON, WI 53092-3138D Employer identification number
(Employees' trust, see
instructions)**31-1663821**E Unrelated business activity code
(See instructions)**531110**C Book value of all assets
at end of year**19,672,940.**

F Group exemption number (See instructions.) ▶

G Check organization type ▶ ☒ 501(c) corporation ☐ 501(c) trust ☐ 401(a) trust ☐ Other trustH Enter the number of the organization's unrelated trades or businesses. ▶ **1**

Describe the only (or first) unrelated

trade or business here ▶ **RENTAL AND LEASING SERVICES**If only one, complete Parts I-V. If more than one,
describe the first in the blank space at the end of the previous sentence, complete Parts I and II, complete a Schedule M for each additional trade or
business, then complete Parts III-V.I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? ▶ ☐ Yes ☒ No

If "Yes," enter the name and identifying number of the parent corporation. ▶

J The books are in care of ▶ **RABBI MENACHEM RAPOPORT**Telephone number ▶ **262-242-7705****Part I Unrelated Trade or Business Income**

(A) Income

(B) Expenses

(C) Net

1a Gross receipts or sales

b Less returns and allowances

c Balance ▶

1c

2 Cost of goods sold (Schedule A, line 7)

2

3 Gross profit. Subtract line 2 from line 1c

3

4a Capital gain net income (attach Schedule D)

4a

b Net gain (loss) (Form 4797, Part II, line 17) (attach Form 4797)

4b

c Capital loss deduction for trusts

4c

5 Income (loss) from a partnership or an S corporation (attach statement)

5

6 Rent income (Schedule C)

6

7 Unrelated debt-financed income (Schedule E)

7

44,317.**51,173.****-6,856.**

8 Interest, annuities, royalties, and rents from a controlled organization (Schedule F)

8

9 Investment income of a section 501(c)(7), (9), or (17) organization (Schedule G)

9

10 Exploited exempt activity income (Schedule I)

10

11 Advertising income (Schedule J)

11

12 Other income (See instructions; attach schedule)

12

13 Total. Combine lines 3 through 12

13

44,317.**51,173.****-6,856.****Part II Deductions Not Taken Elsewhere** (See instructions for limitations on deductions)

(Except for contributions, deductions must be directly connected with the unrelated business income)

14 Compensation of officers, directors, and trustees (Schedule K)

14

15 Salaries and wages

15

16 Repairs and maintenance

16

17 Bad debts

17

18 Interest (attach schedule) (see instructions)

18

19 Taxes and licenses

19

20 Charitable contributions (See instructions for limitations rules)

20

0.

21 Depreciation (attach Form 4562)

21

22 Less depreciation claimed on Schedule A and elsewhere on return

22a

23 Depletion

23

24 Contributions to deferred compensation plans

24

25 Employee benefit programs

25

26 Excess exempt expenses (Schedule I)

26

27 Excess readership costs (Schedule J)

27

28 Other deductions (attach schedule)

28

29 Total deductions. Add lines 14 through 28

29

0.

30 Unrelated business taxable income before net operating loss deduction. Subtract line 29 from line 13

30

-6,856.

31 Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see instructions)

31

32 Unrelated business taxable income. Subtract line 31 from line 30

32

-6,856.**RECEIVED****NOV 22 2019****STATEMENT****OGDEN, UT**

SEE STATEMENT 1

21

22a

22b

Part III Total Unrelated Business Taxable Income

33	Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	33	- 6,856.
34	Amounts paid for disallowed fringes	34	
35	Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instructions) STMT 3	35	0.
36	Total of unrelated business taxable income before specific deduction. Subtract line 35 from the sum of lines 33 and 34	36	- 6,856.
37	Specific deduction (Generally \$1,000, but see line 37 instructions for exceptions)	37	1,000.
38	Unrelated business taxable income. Subtract line 37 from line 36. If line 37 is greater than line 36, enter the smaller of zero or line 36	38	- 6,856.

Part IV Tax Computation

39	Organizations Taxable as Corporations. Multiply line 38 by 21% (0.21)	39	0.
40	Trusts Taxable at Trust Rates. See instructions for tax computation. Income tax on the amount on line 38 from: <input type="checkbox"/> Tax rate schedule or <input type="checkbox"/> Schedule D (Form 1041)	40	
41	Proxy tax. See instructions	41	
42	Alternative minimum tax (trusts only)	42	
43	Tax on Noncompliant Facility Income. See instructions	43	
44	Total. Add lines 41, 42, and 43 to line 39 or 40, whichever applies	44	0.

Part V Tax and Payments


45a	Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116)	45a	
b	Other credits (see instructions)	45b	
c	General business credit. Attach Form 3800	45c	
d	Credit for prior year minimum tax (attach Form 8801 or 8827)	45d	
e	Total credits. Add lines 45a through 45d	45e	
46	Subtract line 45e from line 44	46	0.
47	Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8611 <input type="checkbox"/> Form 8697 <input type="checkbox"/> Form 8866 <input type="checkbox"/> Other (attach schedule)	47	
48	Total tax. Add lines 46 and 47 (see instructions)	48	0.
49	2018 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line 2	49	0.
50a	Payments: A 2017 overpayment credited to 2018	50a	
b	2018 estimated tax payments	50b	
c	Tax deposited with Form 8868	50c	
d	Foreign organizations: Tax paid or withheld at source (see instructions)	50d	
e	Backup withholding (see instructions)	50e	
f	Credit for small employer health insurance premiums (attach Form 8941)	50f	
g	Other credits, adjustments, and payments: <input type="checkbox"/> Form 2439 <input type="checkbox"/> Form 4136 <input type="checkbox"/> Other _____ Total	50g	
51	Total payments. Add lines 50a through 50g	51	
52	Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>	52	
53	Tax due. If line 51 is less than the total of lines 48, 49, and 52, enter amount owed	53	
54	Overpayment. If line 51 is larger than the total of lines 48, 49, and 52, enter amount overpaid	54	
55	Enter the amount of line 54 you want: Credited to 2019 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/>	55	

Part VI Statements Regarding Certain Activities and Other Information (see instructions)

56	At any time during the 2018 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, or other) in a foreign country? If "Yes," the organization may have to file FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If "Yes," enter the name of the foreign country here	Yes	No
57	During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," see instructions for other forms the organization may have to file.		X
58	Enter the amount of tax-exempt interest received or accrued during the tax year \$		

Sign Here

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 taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer  11/13/19 Date

VICE

PRESIDENT/SECRETARY Title

May the IRS discuss this return with the preparer shown below (see instructions)? ☒ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name
JENNY TARKOWSKI,
CPA

Preparer's signature

Date

Check ☐ if self-employed

PTIN

Firm's name **WEGNER CPAS, LLP**
2921 LANDMARK PL STE 300
Firm's address **MADISON, WI 53713-4236**Firm's EIN **39-0974031**Phone no. **608-274-4020**

Schedule A - Cost of Goods Sold. Enter method of inventory valuation **N/A**

1	Inventory at beginning of year	1		6	Inventory at end of year	6	
2	Purchases	2		7	Cost of goods sold. Subtract line 6 from line 5. Enter here and in Part I, line 2	7	
3	Cost of labor	3		8	Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?	Yes	No
4a	Additional section 263A costs (attach schedule)	4a					
b	Other costs (attach schedule)	4b					
5	Total. Add lines 1 through 4b	5					

Schedule C - Rent Income (From Real Property and Personal Property Leased With Real Property)

(see instructions)

1. Description of property

(1)	
(2)	
(3)	
(4)	

2. Rent received or accrued

(a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%)	(b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income)	3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(1)		
(2)		
(3)		
(4)		
Total	0.	Total

(c) Total income. Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A)

(b) Total deductions.

Enter here and on page 1, Part I, line 6, column (B)

0.

0.

Schedule E - Unrelated Debt-Financed Income (see instructions)

1. Description of debt-financed property		2. Gross income from or allocable to debt-financed property	3. Deductions directly connected with or allocable to debt-financed property	
			(a) Straight line depreciation (attach schedule)	(b) Other deductions (attach schedule)
			STATEMENT 6	STATEMENT 7
(1)	RESIDENTIAL BUILDING- RANGE LINE	22,546.	3,984.	16,764.
(2)	RESIDENTIAL BUILDING - GRACE AVE	13,437.	2,703.	18,129.
(3)	RESIDENTIAL BUILDING - MULBERRY	18,720.	3,572.	17,364.
(4)				
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	5. Average adjusted basis of or allocable to debt-financed property (attach schedule)	6. Column 4 divided by column 5	7. Gross income reportable (column 2 x column 6)	8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
(1)	197,514.	250,392.	78.88%	17,784.
(2)	167,380.	189,297.	88.42%	11,881.
(3)	187,781.	239,916.	78.27%	14,652.
(4)		%		
STATEMENT 4		STATEMENT 5	Enter here and on page 1, Part I, line 7, column (A)	Enter here and on page 1, Part I, line 7, column (B)
Totals			44,317.	51,173.
Total dividends-received deductions included in column 8				0.

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Schedule F - Interest, Annuities, Royalties, and Rents From Controlled Organizations (see instructions)

1. Name of controlled organization	2. Employer identification number	Exempt Controlled Organizations			
		3. Net unrelated income (loss) (see instructions)	4. Total of specified payments made	5. Part of column 4 that is included in the controlling organization's gross income	6. Deductions directly connected with income in column 5
(1)					
(2)					
(3)					
(4)					

Nonexempt Controlled Organizations				
7. Taxable income	8. Net unrelated income (loss) (see instructions)	9. Total of specified payments made	10. Part of column 9 that is included in the controlling organization's gross income	11. Deductions directly connected with income in column 10
(1)				
(2)				
(3)				
(4)				
			Add columns 5 and 10 Enter here and on page 1, Part I, line 8, column (A)	Add columns 6 and 11 Enter here and on page 1, Part I, line 8, column (B)
Totals			0.	0.

Schedule G - Investment Income of a Section 501(c)(7), (9), or (17) Organization (see instructions)

1. Description of income	2. Amount of income	3. Deductions directly connected (attach schedule)	4. Set-asides (attach schedule)	5. Total deductions and set-asides (col 3 plus col 4)
(1)				
(2)				
(3)				
(4)				
		Enter here and on page 1, Part I, line 9, column (A)		Enter here and on page 1, Part I, line 9, column (B)
Totals		0.		0.

Schedule I - Exploited Exempt Activity Income, Other Than Advertising Income (see instructions)

1. Description of exploited activity	2. Gross unrelated business income from trade or business	3. Expenses directly connected with production of unrelated business income	4. Net income (loss) from unrelated trade or business (column 2 minus column 3) If a gain, compute cols 5 through 7	5. Gross income from activity that is not unrelated business income	6. Expenses attributable to column 5	7. Excess exempt expenses (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
		Enter here and on page 1, Part I, line 10, col (A)	Enter here and on page 1, Part I, line 10, col (B)			Enter here and on page 1, Part II, line 26
Totals		0.	0.			0.

Schedule J - Advertising Income (see instructions)**Part I Income From Periodicals Reported on a Consolidated Basis**

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals (carry to Part II, line (5))		0.	0.			0.

Part II **Income From Periodicals Reported on a Separate Basis** (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis)

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals from Part I	0.	0.				0.
Totals, Part II (lines 1-5)	Enter here and on page 1, Part I, line 11, col (A) 0.	Enter here and on page 1, Part I, line 11, col (B) 0.				Enter here and on page 1, Part II, line 27 0.

Schedule K - Compensation of Officers, Directors, and Trustees (see instructions)

1. Name	2. Title	3. Percent of time devoted to business	4. Compensation attributable to unrelated business
(1)		%	
(2)		%	
(3)		%	
(4)		%	
Total. Enter here and on page 1, Part II, line 14			0.

Form 990-T (2018)

FORM 990-T	CONTRIBUTIONS	STATEMENT	1
DESCRIPTION/KIND OF PROPERTY	METHOD USED TO DETERMINE FMV	AMOUNT	
CONGREGATION AGUDAS ACHIM CHABAD, INC.	N/A	88,500.	
LUBAVITCH CHABAD OF NILES	N/A	7,000.	
LUBAVITCH MESIVTA OF CHICAGO	N/A	11,000.	
MEQUON JEWISH PRESCHOOL, INC.	N/A	18,000.	
PELTZ CENTER FOR JEWISH LIFE, INC.	N/A	335,524.	
FRIENDS OF YESHIVA TOMHEI TEMIMIM	N/A	1,000.	
CHABAD OF CHAMPAIGN	N/A	5,800.	
HILLEL ACADEMY	N/A	5,000.	
SOUTHERN CONNECTICUT HEBREW ACADEMY	N/A	5,000.	
TOTAL TO FORM 990-T, PAGE 1, LINE 20		476,824.	

FORM 990-T

CONTRIBUTIONS SUMMARY

STATEMENT 2

QUALIFIED CONTRIBUTIONS SUBJECT TO 100% LIMIT

CARRYOVER OF PRIOR YEARS UNUSED CONTRIBUTIONS

FOR TAX YEAR 2013

FOR TAX YEAR 2014

FOR TAX YEAR 2015

FOR TAX YEAR 2016

FOR TAX YEAR 2017

612,230

TOTAL CARRYOVER

612,230

TOTAL CURRENT YEAR 10% CONTRIBUTIONS

476,824

TOTAL CONTRIBUTIONS AVAILABLE

1,089,054

TAXABLE INCOME LIMITATION AS ADJUSTED

0

EXCESS 10% CONTRIBUTIONS

1,089,054

EXCESS 100% CONTRIBUTIONS

0

TOTAL EXCESS CONTRIBUTIONS

1,089,054

ALLOWABLE CONTRIBUTIONS DEDUCTION

0

TOTAL CONTRIBUTION DEDUCTION

0

FORM 990-T	NET OPERATING LOSS DEDUCTION	STATEMENT	3
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TAX YEAR	LOSS SUSTAINED	LOSS PREVIOUSLY APPLIED	LOSS REMAINING	AVAILABLE THIS YEAR
12/31/15	618.	618.	0.	0.
12/31/17	9,381.	0.	9,381.	9,381.
NOL CARRYOVER AVAILABLE THIS YEAR			9,381.	9,381.

FORM 990-T SCHEDULE E - UNRELATED DEBT-FINANCED INCOME STATEMENT 4

AVERAGE ACQUISITION DEBT

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
RESIDENTIAL BUILDING- RANGE LINE	1	
BEGINNING FIRST MONTH		193,993.
BEGINNING SECOND MONTH		193,380.
BEGINNING THIRD MONTH		192,688.
BEGINNING FOURTH MONTH		192,070.
BEGINNING FIFTH MONTH		191,423.
BEGINNING SIXTH MONTH		190,800.
BEGINNING SEVENTH MONTH		190,149.
BEGINNING EIGHTH MONTH		189,520.
BEGINNING NINTH MONTH		188,889.
BEGINNING TENTH MONTH		188,230.
BEGINNING ELEVENTH MONTH		230,176.
BEGINNING TWELFTH MONTH		228,849.
TOTAL OF ALL MONTHS		2,370,167.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		197,514.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
RESIDENTIAL BUILDING - GRACE AVE	2	
BEGINNING FIRST MONTH		169,656.
BEGINNING SECOND MONTH		169,268.
BEGINNING THIRD MONTH		168,800.
BEGINNING FOURTH MONTH		168,407.
BEGINNING FIFTH MONTH		167,987.
BEGINNING SIXTH MONTH		167,590.
BEGINNING SEVENTH MONTH		167,166.
BEGINNING EIGHTH MONTH		166,766.
BEGINNING NINTH MONTH		166,364.
BEGINNING TENTH MONTH		165,934.
BEGINNING ELEVENTH MONTH		165,528.
BEGINNING TWELFTH MONTH		165,095.
TOTAL OF ALL MONTHS		2,008,561.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		167,380.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
RESIDENTIAL BUILDING - MULBERRY	3	
BEGINNING FIRST MONTH		190,526.
BEGINNING SECOND MONTH		190,051.
BEGINNING THIRD MONTH		189,502.
BEGINNING FOURTH MONTH		189,023.
BEGINNING FIFTH MONTH		188,518.
BEGINNING SIXTH MONTH		188,035.
BEGINNING SEVENTH MONTH		187,526.
BEGINNING EIGHTH MONTH		187,039.
BEGINNING NINTH MONTH		186,550.
BEGINNING TENTH MONTH		186,035.
BEGINNING ELEVENTH MONTH		185,543.
BEGINNING TWELFTH MONTH		185,025.
TOTAL OF ALL MONTHS		2,253,373.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		187,781.

TOTALS TO FORM 990-T, SCHEDULE E, COLUMN 4

FORM 990-T	SCHEDULE E - UNRELATED DEBT-FINANCED INCOME	STATEMENT	5
	AVERAGE ADJUSTED BASIS		

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	
RESIDENTIAL BUILDING- RANGE LINE	1	AMOUNT
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		252,384.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		248,400.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		250,392.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	
RESIDENTIAL BUILDING - GRACE AVE	2	AMOUNT
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		190,648.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		187,945.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		189,297.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	
RESIDENTIAL BUILDING - MULBERRY	3	AMOUNT
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		241,702.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		238,130.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		239,916.

TOTAL TO FORM 990-T, SCHEDULE E, COLUMN 5

FORM 990-T	SCHEDULE E - DEPRECIATION DEDUCTION	STATEMENT	6
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DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION		3,984.	
- SUBTOTAL -	1		3,984.
DEPRECIATION		2,703.	
- SUBTOTAL -	2		2,703.
DEPRECIATION		3,572.	

CROWN COURT PROPERTIES, LTD.

31-1663821

- SUBTOTAL - 3

3,572.

TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A)

10,259.

FORM 990-T

SCHEDULE E - OTHER DEDUCTIONS

STATEMENT

7

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
INTEREST		7,407.	
PERSONNEL COSTS		1,751.	
PROPERTY TAX		7,606.	
- SUBTOTAL -	1		16,764.
PROPERTY TAX		7,606.	
INTEREST		9,356.	
PERSONNEL COSTS		1,167.	
- SUBTOTAL -	2		18,129.
PROPERTY TAX		7,606.	
PERSONNEL COSTS		1,167.	
INTEREST		8,591.	
- SUBTOTAL -	3		17,364.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B)			52,257.