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Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e))

2010

Open to Public Inspection for 501(c)(3) Organizations Only

Department of the Treasury Internal Revenue Service

For calendar year 2010 or other tax year beginning SEP 1, 2010, and ending AUG 31, 2011

A Check box if address changed

Name of organization (Check box if name changed and see instructions.)

D Employer identification number (Employees' trust, see instructions)

B Exempt under section 501(c)(3) 408(e) 220(e) 408A 530(a) 529(a)

Print or Type

NEW YORK UNIVERSITY 726 BROADWAY - NINTH FLOOR NEW YORK, NY 10003-9580

13-5562308

E Unrelated business activity codes (See instructions)

451211 713940

C Book value of all assets at end of year 7,730,797,680.

F Group exemption number (See instructions.)

G Check organization type 501(c) corporation 501(c) trust 401(a) trust Other trust

H Describe the organization's primary unrelated business activity. SEE STATEMENT 1

I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? Yes No

J The books are in care of KERRI TRICARICO Telephone number (212) 998-2913

Part I Unrelated Trade or Business Income

Table with 4 columns: (A) Income, (B) Expenses, (C) Net, and a description column. Rows include Gross receipts, Cost of goods sold, Capital gain, Income from partnerships, Rent income, Unrelated debt-financed income, Investment income, and Total.

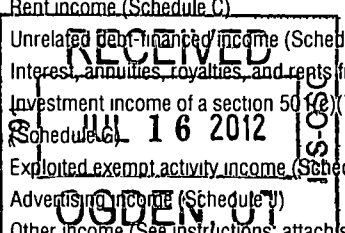
Part II Deductions Not Taken Elsewhere (See instructions for limitations on deductions)

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

Table with 4 columns: Line number, Description, Amount, and Subtotal. Rows include Compensation of officers, Salaries and wages, Charitable contributions, Depreciation, and Total deductions.

ENVELOPE BEST MARK DATE JUL 12 2012

SCANNED JUL 18 2012



Handwritten number 1720

Part III Tax Computation

35 Organizations Taxable as Corporations. See instructions for tax computation. Controlled group members (sections 1561 and 1563) check here... 36 Trusts Taxable at Trust Rates. See instructions for tax computation. Income tax on the amount on line 34 from: 37 Proxy tax. See instructions. 38 Alternative minimum tax. 39 Total. Add lines 37 and 38 to line 35c or 36, whichever applies.

Part IV Tax and Payments

40a Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116). 40b Other credits (see instructions). 40c General business credit. Attach Form 3800. 40d Credit for prior year minimum tax (attach Form 8801 or 8827). 40e Total credits. Add lines 40a through 40d. 41 Subtract line 40e from line 39. 42 Other taxes. Check if from: Form 4255, Form 8611, Form 8697, Form 8866, Other (attach schedule). 43 Total tax. Add lines 41 and 42. 44a Payments: A 2009 overpayment credited to 2010. 44b 2010 estimated tax payments. 44c Tax deposited with Form 8868. 44d Foreign organizations: Tax paid or withheld at source (see instructions). 44e Backup withholding (see instructions). 44f Credit for small employer health insurance premiums (Attach Form 8941). 44g Other credits and payments: Form 2439, Form 4136, Other. Total. 45 Total payments. Add lines 44a through 44g. 46 Estimated tax penalty (see instructions). Check if Form 2220 is attached. 47 Tax due. If line 45 is less than the total of lines 43 and 46, enter amount owed. 48 Overpayment. If line 45 is larger than the total of lines 43 and 46, enter amount overpaid. 49 Enter the amount of line 48 you want: Credited to 2011 estimated tax, Refunded.

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

1 At any time during the 2010 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 Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts. If YES, enter the name of the foreign country here: CZ, GH, FR, IE, IT, ES, UK, AR, SG, CN, DE. 2 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. 3 Enter the amount of tax-exempt interest received or accrued during the tax year: \$.

Schedule A - Cost of Goods Sold. Enter method of inventory valuation: RETAIL METHOD-REG, 1,471-8

1 Inventory at beginning of year: 321,062. 2 Purchases: 1,524,841. 3 Cost of labor. 4a Additional section 263A costs. 4b Other costs (attach schedule). 5 Total. Add lines 1 through 4b: 1,845,903. 6 Inventory at end of year: 454,921. 7 Cost of goods sold. Subtract line 6 from line 5. Enter here and in Part I, line 2: 1,390,982. 8 Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization? Yes No X

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. Sign Here: Signature of officer: [Signature], Date: 7/12/2012, Title: VP, FINANCE OPER & TREASURER. May the IRS discuss this return with the preparer shown below (see instructions)? Yes No

Paid Preparer Use Only: Print/Type preparer's name, Preparer's signature, Date, Check if self-employed, PTIN, Firm's name, Firm's EIN, Firm's address, Phone no.

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		3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)	
(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)		
(1)			
(2)			
(3)			
(4)			
Total	0.	Total	0.
(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 8, 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)
			SEE STATEMENT 6	SEE STATEMENT 7
(1) VERIZON BUILDING		108,000.	103,274.	266,454.
(2) FORBES BUILDING		5,500,000.	1,628,670.	2,230,885.
(3)				
(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))
SEE STATEMENT 8	SEE STATEMENT 9			
(1) 12,042,413.	26,774,597.	44.98%	48,578.	166,304.
(2) 64,603,754.	63,382,389.	100.00%	5,500,000.	3,859,555.
(3)		%		
(4)		%		
Totals			5,548,578.	4,025,859.
Total dividends-received deductions included in column 8			0.	

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)				
Totals			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)
0.			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)				
Totals	0.	Enter here and on page 1, Part I, line 9, column (A)		Enter here and on page 1, Part I, line 9, column (B)

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)						
Totals	0.	0.	Enter here and on page 1, Part I, line 10, col (A)		Enter here and on page 1, Part II, line 26	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)						
(5) Totals from Part I	0.	0.				0.
Totals, Part II (lines 1-5)	0.	0.	Enter here and on page 1, Part I, line 11, col (A)		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 DESCRIPTION OF ORGANIZATION'S PRIMARY UNRELATED STATEMENT 1
BUSINESS ACTIVITY

SALE OF UNIVERSITY SERVICES AND GOODS, RENTAL OF ROOMS AND USE OF PARKING
AND ATHLETIC FACILITIES.

TO FORM 990-T, PAGE 1

FORM 990-T

INCOME (LOSS) FROM PARTNERSHIPS

STATEMENT 2

DESCRIPTION

AMOUNT

NET GAIN OR (LOSS) FROM INVESTMENT PARTNERSHIPS

-4,532,263.

TOTAL TO FORM 990-T, PAGE 1, LINE 5

-4,532,263.

FORM 990-T

OTHER INCOME

STATEMENT 3

DESCRIPTION	AMOUNT
DINING SERVICES	1,633,015.
BOOKSTORE INCOME (SHIPPING CHARGES)	66,415.
COLES RECREATION CENTER	1,178,183.
PARKING GARAGE	1,033,848.
KIMMEL CENTER UNRELATED EVENT REVENUE	717,963.
TORCH CLUB (FACULTY CLUB)	116,383.
FACULTY OF ARTS AND SCIENCES SERVICE CENTER (MRI SCANNER)	3,330.
TOTAL TO FORM 990-T, PAGE 1, LINE 12	4,749,137.

FORM 990-T

INTEREST PAID

STATEMENT 4

DESCRIPTION

AMOUNT

EXTERNAL DEBT INTEREST EXPENSE

18,051.

TOTAL TO FORM 990-T, PAGE 1, LINE 18

18,051.

FORM 990-T

OTHER DEDUCTIONS

STATEMENT 5

DESCRIPTION	AMOUNT
ADVERTISING	17,512.
CENTRAL PARKING EXPENSE	407,950.
CLEANING EXPENSE	12,196.
CREDIT CARD FEES	42,008.
COLES RECREATION CENTER	335,263.
DINING EXPENSES	751,736.
FACULTY OF ARTS AND SCIENCES SERVICE CENTER (MRI SCANNER)	2,163.
POSTAGE & SHIPPING	19,896.
PURCHASED SERVICES	47,582.
SPACE RENTAL	416.
SUPPLIES	49,601.
TELEPHONE	6,814.
TORCH CLUB EVENT EXPENSE	37,070.
UTILITIES	1,633.
KIMMEL CENTER DIRECT UNRELATED EVENT EXP.	366,161.
OVERHEAD	316,142.
DIRECT OPERATING EXPENSE	18,613.
TOTAL TO FORM 990-T, PAGE 1, LINE 28	2,432,756.

FORM 990-T

SCHEDULE E - DEPRECIATION DEDUCTION

STATEMENT 6

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION		103,274.	
- SUBTOTAL -	1		103,274.
DEPRECIATION		1,628,670.	
- SUBTOTAL -	2		1,628,670.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A)			1,731,944.

FORM 990-T

SCHEDULE E - OTHER DEDUCTIONS

STATEMENT 7

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEBT SERVICE PAID		266,454.	
- SUBTOTAL -	1		266,454.
INTEREST EXPENSE		2,230,885.	
- SUBTOTAL -	2		2,230,885.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B)			2,497,339.

FORM 990-T

AVERAGE ADJUSTED BASIS OF OR
ALLOCABLE TO DEBT-FINANCED PROPERTY

STATEMENT 9

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
AVERAGE ADJUSTED BASIS		26,774,597.	
- SUBTOTAL -	1		26,774,597.
AVERAGE ADJUSTED BASIS		63,382,389.	
- SUBTOTAL -	2		63,382,389.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 5			90,156,986.

2010 DEPRECIATION AND AMORTIZATION REPORT

FORM 990-T PAGE 1

990-T

Asset No	Description	Date Acquired	Method	Life	Line No	Unadjusted Cost Or Basis	Bus % Excl	Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Current Sec 179	Current Year Deduction
68	PARKING GARAGE			.000	16					69,148.		85,041.
93	COLES PALLADIUM			.000	16					60,125.		66,306.
118	DINING SERVICES			.000	16							21,105.
119	TORCH CLUB			.000	16							127.
120	BOOKSTORE			.000	16							65,399.
145	KIMMEL CENTER			.000	16							289,623.
	* 990-T PG 1 TOTAL							0.	0.	129,273.	0.	527,601.
	OTHER											

2010 DEPRECIATION AND AMORTIZATION REPORT

FORBES BUILDING

E-

2

Asset No	Description	Date Acquired	Method	Life	Line No	Unadjusted Cost Or Basis	Bus % Excl	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Current Sec 179	Current Year Deduction
43	BUILDING	01/10/11	SL	39.00	16	65,189,640.			65,189,640.	1,114,353.		1,628,670.
	* TOTAL 990-T SCH E DEPR					65,189,640.		0.	65,189,640.	1,114,353.	0.	1,628,670.

(D) - Asset disposed * ITC, Section 179, Salvage, Bonus, Commercial Revitalization Deduction

028102 05-01-10

2010 DEPRECIATION AND AMORTIZATION REPORT

VERIZON BUILDING

E-

1

Asset No	Description	Date Acquired	Method	Life	Line No	Unadjusted Cost Or Basis	Bus % Excl	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Current Sec 179	Current Year Deduction
13	BUILDING	122309SL		39.00	16	12,042,413.			12,042,413.	205,853.		103,274.
	* 990-T SCH E TOTAL					12,042,413.		0.	12,042,413.	205,853.	0.	103,274.
	OTHER											

(D) - Asset disposed * ITC, Section 179, Salvage, Bonus, Commercial Revitalization Deduction

028102 05-01-10