

2018

For calendar year 2018, or tax year

Final K-1

Amended K-1

OMB No. 1545-0123

Partner's Share of Income, Deductions, Credits, etc.

See separate instructions.

Part I Information About the Partnership
Part II Information About the Partner
A Partnership's employer identification number
B Partnership's name, address, city, state, and ZIP code
C IRS Center where partnership filed return
D Check if this is a publicly traded partnership (PTP)
E Partner's identifying number
F Partner's name, address, city, state, and ZIP code
G General partner or LLC member-manager
H Domestic partner
I1 What type of entity is this partner?
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital:
K Partner's share of liabilities:
L Partner's capital account analysis:
M Did the partner contribute property with a built-in gain or loss?

Table with 2 columns: Description and Amount. Rows include: 1 Ordinary business income (loss) 0., 2 Net rental real estate income (loss) -50,507., 3 Other net rental income (loss), 4 Guaranteed payments, 5 Interest income, 6a Ordinary dividends, 6b Qualified dividends, 6c Dividend equivalents, 7 Royalties, 8 Net short-term capital gain (loss), 9a Net long-term capital gain (loss), 9b Collectibles (28%) gain (loss), 9c Unrecaptured sec 1250 gain, 10 Net section 1231 gain (loss), 11 Other income (loss), 12 Section 179 deduction, 13 Other deductions, 14 Self-employment earnings (loss) 0., 15 Credits, 16 Foreign transactions, 17 Alternative min tax (AMT) items, 18 Tax-exempt income and nondeductible expenses, 19 Distributions A 1,400., 20 Other information Z * -50,507., AA * 326., AB * 158,232., AC * 0., AD * 0., AG * 5,456.

*See attached statement for additional information.

For IRS Use Only

SCHEDULE K-1

SECTION 199A ITEMS, BOX 20
CODES Z THROUGH AD

<u>CODE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
	RENT - MULTI-FAMILY RESIDENCE - 350 UNIT APARTM	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-50,507.
AA	SECTION 199A W-2 WAGES	326.
AB	SECTION 199A UNADJUSTED BASIS	158,232.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.

SCH K-1

THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODES Z, AA, AB, AC AND AD. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1 GROSS RECEIPTS - SECTION 59A(E), BOX 20, CODE AG

DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
GROSS RECEIPTS FOR SECTION 59A(E)	SEE IRS SCH. K-1 INSTRUCTIONS	5,456.
TOTAL TO SCHEDULE K-1, LINE 20 AG		5,456.

SCHEDULE K-1 CURRENT YEAR INCREASES (DECREASES)

DESCRIPTION	AMOUNT	TOTALS
RENTAL REAL ESTATE INCOME (LOSS)	-50,507.	
SCHEDULE K-1 INCOME SUBTOTAL		-50,507.
NET INCOME (LOSS) PER SCHEDULE K-1		-50,507.
TOTAL TO SCHEDULE K-1, ITEM L		-50,507.

EACH PARTNER INDIVIDUALLY HAS THE RESPONSIBILITY OF MAINTAINING A RECORD OF THEIR TAX BASIS CAPITAL ACCOUNT. AS PREPARERS OF THE PARTNERSHIP TAX RETURN, OUR TAX PREPARATION SOFTWARE MAINTAINS A CUMULATIVE RECORD OF EACH PARTNER'S CAPITAL ACCOUNT. HOWEVER, THIS COMPUTATION IS BASED SOLELY ON THE INFORMATION AVAILABLE AT THE PARTNERSHIP LEVEL. IT DOES NOT TAKE INTO ACCOUNT BASIS ADJUSTMENTS THAT MAY HAVE OCCURRED AT THE INDIVIDUAL PARTNER LEVEL, AND MAY NOT REFLECT AN ACCURATE STARTING POINT FOR YOUR BASIS IN THIS PARTNERSHIP.

IF OUR FIRM IS ENGAGED TO PREPARE YOUR PERSONAL TAX RETURN, WE WILL TAKE INTO ACCOUNT REQUIRED ADJUSTMENTS TO YOUR CAPITAL ACCOUNT WHICH OCCUR OUTSIDE OF THE PARTNERSHIP. IF WE DO NOT PREPARE YOUR PERSONAL TAX RETURN, PLEASE SEE YOUR PERSONAL TAX ADVISOR FOR FURTHER ASSISTANCE IN DETERMINING YOUR CAPITAL ACCOUNT IN THIS PARTNERSHIP.

THE PARTNERSHIP IS ELECTING REAL PROPERTY TRADE OR BUSINESS UNDER IRC SEC. 163(J)(7)(B). THEREFORE, THE BUSINESS INTEREST LIMITATION DOES NOT APPLY TO THIS PARTNERSHIP.