

U.S. Return of Partnership Income

For calendar year 2017, or tax year beginning _____, 2017, ending _____, 20 _____.

2017

▶ Go to www.irs.gov/Form1065 for instructions and the latest information.

A Principal business activity	Type or Print	Name of partnership TL APARTMENTS LLC	D Employer identification number 27-3503610
B Principal product or service Property Manage		Number, street, and room or suite no. If a P.O. box, see the instructions. 1148 HERITAGE DRIVE EAST	E Date business started 09-21-2010
C Business code number 531310		City or town, state or province, country, and ZIP or foreign postal code SHAKOPEE, MN 55379	F Total assets (see the instructions) \$ 471,238

- G** Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return
(6) Technical termination - also check (1) or (2)
- H** Check accounting method: (1) Cash (2) Accrual (3) Other (specify) ▶ _____
- I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶ 4
- J** Check if Schedules C and M-3 are attached

Caution. Include **only** trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1 a Gross receipts or sales	1a			
	b Returns and allowances	1b			
	c Balance. Subtract line 1b from line 1a			1c	
	2 Cost of goods sold (attach Form 1125-A)			2	
	3 Gross profit. Subtract line 2 from line 1c			3	
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4	
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			5	
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6	
7 Other income (loss) (attach statement)			7		
8 Total income (loss). Combine lines 3 through 7			8		
Deductions <small>(see the instructions for limitations)</small>	9 Salaries and wages (other than to partners) (less employment credits)			9	
	10 Guaranteed payments to partners			10	
	11 Repairs and maintenance			11	
	12 Bad debts			12	
	13 Rent			13	
	14 Taxes and licenses			14	
	15 Interest			15	
	16 a Depreciation (if required, attach Form 4562)	16a			
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c	
	17 Depletion (Do not deduct oil and gas depletion.)			17	
	18 Retirement plans, etc.			18	
19 Employee benefit programs			19		
20 Other deductions (attach statement)			20		
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20.			21		
22 Ordinary business income (loss). Subtract line 21 from line 8			22		

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 partner or limited liability company member) is based on all information of which preparer has any knowledge.

▶ Jerry Lindeen ▶ _____
Signature of partner or limited liability company member Date

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

Paid Preparer Use Only	Print/Type preparer's name Donna Franklin	Preparer's signature _____	Date 04-12-2018	Check <input type="checkbox"/> if self-employed	PTIN P01243894
	Firm's name ▶ Arlyce Cleveland Ltd	Firm's EIN ▶ 41-1975782			
	Firm's address ▶ 11943 Lever Street NE Minneapolis, MN 55449	Phone no. (763) 786-4626			

For Paperwork Reduction Act Notice, see separate instructions. Form **1065** (2017)

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:
a Domestic general partnership
b Domestic limited partnership
c Domestic limited liability company
d Domestic limited liability partnership
e Foreign partnership
f Other

2 At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person?

3 At the end of the tax year:
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership

b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership SEE. 1065B1

4 At the end of the tax year, did the partnership:
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below

Table with 4 columns: (i) Name of Corporation, (ii) Employer Identification Number (if any), (iii) Country of Incorporation, (iv) Percentage Owned in Voting Stock

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below

Table with 5 columns: (i) Name of Entity, (ii) Employer Identification Number (if any), (iii) Type of Entity, (iv) Country of Organization, (v) Maximum Percentage Owned in Profit, Loss, or Capital

5 Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details

6 Does the partnership satisfy all four of the following conditions?
a The partnership's total receipts for the tax year were less than \$250,000.
b The partnership's total assets at the end of the tax year were less than \$1 million.
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.
d The partnership is not filing and is not required to file Schedule M-3

7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?

8 During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?

9 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?

10 At any time during calendar year 2017, did the partnership 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)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country.

Schedule B Other Information (continued)

	Yes	No
11 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions		X
12a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.		X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
13 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
14 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
15 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions ▶		
16 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶		X
17 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ▶ 0		
18a Did you make any payments in 2017 that would require you to file Form(s) 1099? See instructions	X	
b If "Yes," did you or will you file required Form(s) 1099?	X	
19 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶		
20 Enter the number of partners that are foreign governments under section 892. ▶		
21 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
22 Was the partnership a specified domestic entity required to file Form 8938 for the tax year (See the Instructions for Form 8938)?		X

Designation of Tax Matters Partner (see instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ▶ JERRY LINDEEN Identifying number of TMP ▶ 469-86-9242

If the TMP is an entity, name of TMP representative ▶ Phone number of TMP ▶

Address of designated TMP ▶ 1148 HERITAGE DRIVE EAST SHAKOPEE, MN 55379

Schedule K		Partners' Distributive Share Items		Total amount	
Income (Loss)	1	Ordinary business income (loss) (page 1, line 22)		1	0
	2	Net rental real estate income (loss) (attach Form 8825)		2	5,700
	3 a	Other gross rental income (loss)	3a		
	b	Expenses from other rental activities (attach statement)	3b		
	c	Other net rental income (loss). Subtract line 3b from line 3a		3c	
	4	Guaranteed payments		4	
	5	Interest income		5	12
	6	Dividends:		6a	
	a	Ordinary dividends			
	b	Qualified dividends	6b		
	7	Royalties		7	
8	Net short-term capital gain (loss) (attach Schedule D (Form 1065))		8		
9 a	Net long-term capital gain (loss) (attach Schedule D (Form 1065))		9a		
b	Collectibles (28%) gain (loss)	9b			
c	Unrecaptured section 1250 gain (attach statement)	9c			
10	Net section 1231 gain (loss) (attach Form 4797)		10		
11	Other income (loss) (see instructions) Type ▶		11		
Deductions	12	Section 179 deduction (attach Form 4562)		12	
	13 a	Contributions		13a	
	b	Investment interest expense		13b	
	c	Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶		13c(2)	
d	Other deductions (see instructions) Type ▶		13d		
Self-Employment	14 a	Net earnings (loss) from self-employment		14a	
	b	Gross farming or fishing income		14b	
	c	Gross nonfarm income		14c	
Credits	15 a	Low-income housing credit (section 42(j)(5))		15a	
	b	Low-income housing credit (other)		15b	
	c	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)		15c	
	d	Other rental real estate credits (see instructions) Type ▶		15d	
	e	Other rental credits (see instructions) Type ▶		15e	
	f	Other credits (see instructions) Type ▶		15f	
Foreign Transactions	16 a	Name of country or U.S. possession ▶			
	b	Gross income from all sources		16b	
	c	Gross income sourced at partner level		16c	
		Foreign gross income sourced at partnership level			
	d	Passive category ▶ e General category ▶ f Other ▶		16f	
		Deductions allocated and apportioned at partner level			
	g	Interest expense ▶ h Other ▶		16h	
		Deductions allocated and apportioned at partnership level to foreign source income			
	i	Passive category ▶ j General category ▶ k Other ▶		16k	
	l	Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>		16l	
m	Reduction in taxes available for credit (attach statement)		16m		
n	Other foreign tax information (attach statement)				
Alternative Minimum Tax (AMT) Items	17 a	Post-1986 depreciation adjustment		17a	4,265
	b	Adjusted gain or loss		17b	
	c	Depletion (other than oil and gas)		17c	
	d	Oil, gas, and geothermal properties - gross income		17d	
	e	Oil, gas, and geothermal properties - deductions		17e	
	f	Other AMT items (attach statement)		17f	
Other Information	18 a	Tax-exempt interest income		18a	
	b	Other tax-exempt income		18b	
	c	Nondeductible expenses		18c	
	19 a	Distributions of cash and marketable securities		19a	21,821
	b	Distributions of other property		19b	
	20 a	Investment income		20a	12
b	Investment expenses		20b		
c	Other items and amounts (attach statement)				

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16l						1	5,712
2 Analysis by partner type:		(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other
a General partners							
b Limited partners			5,712				

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash		35,218		46,016
2a	Trade notes and accounts receivable				
b	Less allowance for bad debts				
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities				
6	Other current assets (attach statement)	Statement #27	19,936	Statement #27	3,074
7a	Loans to partners (or persons related to partners)				
b	Mortgage and real estate loans				
8	Other investments (attach statement)				
9a	Buildings and other depreciable assets	425,535		425,535	
b	Less accumulated depreciation	67,675	357,860	83,324	342,211
10a	Depletable assets				
b	Less accumulated depletion				
11	Land (net of any amortization)		73,500		73,500
12a	Intangible assets (amortizable only)	7,356		7,356	
b	Less accumulated amortization	674	6,682	919	6,437
13	Other assets (attach statement)				
14	Total assets		493,196		471,238
Liabilities and Capital					
15	Accounts payable				
16	Mortgages, notes, bonds payable in less than 1 year				
17	Other current liabilities (attach statement)	Statement #31	6,369	Statement #31	6,204
18	All nonrecourse loans		396,950		391,266
19a	Loans from partners (or persons related to partners)				
b	Mortgages, notes, bonds payable in 1 year or more				
20	Other liabilities (attach statement)				
21	Partners' capital accounts		89,877		73,768
22	Total liabilities and capital		493,196		471,238

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note. The partnership may be required to file Schedule M-3 (see instructions).

1	Net income (loss) per books	5,712	6	Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2	Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a	Tax-exempt interest \$	
3	Guaranteed payments (other than health insurance)		7	Deductions included on Schedule K, lines 1 through 13d, and 16l, not charged against book income this year (itemize):	
4	Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16l (itemize):		a	Depreciation \$	
a	Depreciation \$				
b	Travel and entertainment \$		8	Add lines 6 and 7	
5	Add lines 1 through 4	5,712	9	Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	5,712

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year	89,877	6	Distributions:	21,821
2	Capital contributed:		a	Cash	
a	Cash		b	Property	
b	Property		7	Other decreases (itemize):	
3	Net income (loss) per books	5,712	8	Add lines 6 and 7	21,821
4	Other increases (itemize):		9	Balance at end of year. Subtract line 8 from line 5	73,768
5	Add lines 1 through 4	95,589			

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

▶ **Attach to Form 1065, Form 1065-B, or Form 1120S.**
 ▶ **Go to www.irs.gov/Form8825 for the latest information.**

OMB No. 1545-0123

Name TL APARTMENTS LLC	Employer identification number 27-3503610
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1	Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.			
	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A	5025 UNIVERSITY AVE N COLUMBIA HEIGHTS, MN 55421	2 Multi-family	365	
B				
C				
D				

		Properties			
		A	B	C	D
2	Gross rents	2	97,481		
Rental Real Estate Expenses					
3	Advertising	3			
4	Auto and travel	4			
5	Cleaning and maintenance	5	15,298		
6	Commissions	6	1,285		
7	Insurance	7	4,226		
8	Legal and other professional fees	8	6,860		
9	Interest	9	17,614		
10	Repairs	10	10,684		
11	Taxes	11	9,225		
12	Utilities	12	10,273		
13	Wages and salaries	13			
14	Depreciation (see instructions)	14	15,649		
15	Other (list) ▶ Amortization		245		
	Statement #8A	15	422		
16	Total expenses for each property. Add lines 3 through 15	16	91,781		
17	Income or (loss) from each property. Subtract line 16 from line 2	17	5,700		

18a	Total gross rents. Add gross rents from line 2, columns A through H	18a	97,481
b	Total expenses. Add total expenses from line 16, columns A through H	18b	(91,781)
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19	
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a	
b	Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.		
	(1) Name	(2) Employer identification number	
	_____	_____	
	_____	_____	

21	Net rental estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2; or • Form 1065-B: Part I, line 4	21	5,700
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Information on Partners Owning 50% or More of the Partnership

► **Attach to Form 1065**

► **Go to www.irs.gov/Form1065 for the latest information.**

Name of partnership

TL APARTMENTS LLC

Employer identification number (EIN)

27-3503610

Part I Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3a)

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Org.	(v) Maximum Percentage Owned in Profit, Loss, or Capital

Part II Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3b)

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
JERRY LINDEEN	469-86-9242	US	52.8
KIMBERLY LINDEEN	367-64-2767	US	52.8

Schedule K-1 (Form 1065)

2017

Department of the Treasury Internal Revenue Service

For calendar year 2017, or tax year

beginning _____, 2017 ending _____, 20

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

See page 2 of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 27-3503610

B Partnership's name, address, city, state, and ZIP code TL APARTMENTS LLC 1148 HERITAGE DRIVE EAST SHAKOPEE, MN 55379

C IRS Center where partnership filed return efile

D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number 469-86-9242

F Partner's name, address, city, state, and ZIP code JERRY LINDEEN 1148 HERITAGE DRIVE EAST SHAKOPEE, MN 55379

G General partner or LLC member-manager Limited partner or other LLC member

H Domestic partner Foreign partner

I1 What type of entity is this partner? INDIVIDUAL

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here

J Partner's share of profit, loss, and capital (see instructions):

Table with columns: Beginning, Ending, Profit, Loss, Capital. Values: 30.6000000, 30.6000000, 30.6000000, 30.6000000, 30.6000000.

K Partner's share of liabilities at year end: Nonrecourse, Qualified nonrecourse financing, Recourse.

L Partner's capital account analysis: Beginning capital account, Capital contributed during the year, Current year increase (decrease), Withdrawals & distributions, Ending capital account.

Tax basis, GAAP, Section 704(b) book, Other (explain)

M Did the partner contribute property with a built-in gain or loss?

Yes, No

If "Yes," attach statement (see instructions)

Final K-1, Amended K-1, OMB No. 1545-0123

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

Table with 2 columns: Item number and description, and Amount. Items include Ordinary business income (loss), Credits, Net rental real estate income (loss), Foreign transactions, Guaranteed payments, Interest income, Ordinary dividends, Qualified dividends, Royalties, Net short-term capital gain (loss), Net long-term capital gain (loss), Alternative minimum tax (AMT) items, Collectibles (28%) gain (loss), Unrecaptured section 1250 gain, Net section 1231 gain (loss), Tax-exempt income and nondeductible expenses, Other income (loss), Distributions, Section 179 deduction, Other deductions, Other information, Self-employment earnings (loss).

*See attached statement for additional information.

For IRS Use Only



This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	Code	Report on	
	L Empowerment zone employment credit	See the Partner's Instructions	
	M Credit for increasing research activities		
	N Credit for employer social security and Medicare taxes		
	O Backup withholding		
	P Other credits		
	16. Foreign transactions		
	A Name of country or U.S. possession	Form 1116, Part I	
	B Gross income from all sources		
	C Gross income sourced at partner level		
	<i>Foreign gross income sourced at partnership level</i>		
	D Passive category	Form 1116, Part I	
	E General category		
	F Other		
	<i>Deductions allocated and apportioned at partner level</i>		
	G Interest expense	Form 1116, Part I	
	H Other	Form 1116, Part I	
	<i>Deductions allocated and apportioned at partnership level to foreign source income</i>		
	I Passive category	Form 1116, Part I	
	J General category		
	K Other		
	<i>Other information</i>		
	L Total foreign taxes paid	Form 1116, Part II	
	M Total foreign taxes accrued	Form 1116, Part II	
	N Reduction in taxes available for credit	Form 1116, line 12	
	O Foreign trading gross receipts	Form 8873	
	P Extraterritorial income exclusion	Form 8873	
	Q Other foreign transactions	See the Partner's Instructions	
	17. Alternative minimum tax (AMT) items		
	A Post-1986 depreciation adjustment	See the Partner's Instructions and the Instructions for Form 6251	
	B Adjusted gain or loss		
	C Depletion (other than oil & gas)		
	D Oil, gas, & geothermal-gross income		
	E Oil, gas, & geothermal-deductions		
	F Other AMT items		
	18. Tax-exempt income and nondeductible expenses		
	A Tax-exempt interest income	Form 1040, line 8b	
	B Other tax-exempt income	See the Partner's Instructions	
	C Nondeductible expenses	See the Partner's Instructions	
	19. Distributions		
	A Cash and marketable securities	See the Partner's Instructions	
	B Distribution subject to section 737		
	C Other property		
	20. Other information		
	A Investment income	Form 4952, line 4a	
	B Investment expenses	Form 4952, line 5	
	C Fuel tax credit information	Form 4136	
	D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions	
	E Basis of energy property	See the Partner's Instructions	
	F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8	
	G Recapture of low-income housing credit (other)	Form 8611, line 8	
	H Recapture of investment credit	See Form 4255	
	I Recapture of other credits	See the Partner's Instructions	
	J Look-back interest - completed long-term contracts	See Form 8697	
	K Look-back interest - income forecast method	See Form 8866	
	L Dispositions of property with section 179 deductions	See the Partner's Instructions	
	M Recapture of section 179 deduction		
	N Interest expense for corporate partners		
	O Section 453(l)(3) information		
	P Section 453A(c) information		
	Q Section 1260(b) information		
	R Interest allocable to production expenditures		
	S CCF nonqualified withdrawals		
	T Depletion information - oil and gas		
	U Reserved		
	V Unrelated business taxable income		
	W Precontribution gain (loss)		
	X Section 108(i) information		
	Y Net investment income		
	Z Other information		
2. Net rental real estate income (loss)			
3. Other net rental income (loss)			
Net income	Schedule E, line 28, column (g)		
Net loss	See the Partner's Instructions		
4. Guaranteed payments	Schedule E, line 28, column (j)		
5. Interest income	Form 1040, line 8a		
6a. Ordinary dividends	Form 1040, line 9a		
6b. Qualified dividends	Form 1040, line 9b		
7. Royalties	Schedule E, line 4		
8. Net short-term capital gain (loss)	Schedule D, line 5		
9a. Net long-term capital gain (loss)	Schedule D, line 12		
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)		
9c. Unrecaptured section 1250 gain	See the Partner's Instructions		
10. Net section 1231 gain (loss)	See the Partner's Instructions		
11. Other income (loss)			
Code			
A Other portfolio income (loss)	See the Partner's Instructions		
B Involuntary conversions	See the Partner's Instructions		
C Sec. 1256 contracts & straddles	Form 6781, line 1		
D Mining exploration costs recapture	See Pub. 535		
E Cancellation of debt	Form 1040, line 21 or Form 982		
F Other income (loss)	See the Partner's Instructions		
12. Section 179 deduction	See the Partner's Instructions		
13. Other deductions			
A Cash contributions (50%)	See the Partner's Instructions		
B Cash contributions (30%)			
C Noncash contributions (50%)			
D Noncash contributions (30%)			
E Capital gain property to a 50% organization (30%)			
F Capital gain property (20%)			
G Contributions (100%)			
H Investment interest expense		Form 4952, line 1	
I Deductions-royalty income		Schedule E, line 19	
J Section 59(e)(2) expenditures		See the Partner's Instructions	
K Deductions-portfolio (2% floor)	Schedule A, line 23		
L Deductions-portfolio (other)	Schedule A, line 28		
M Amounts paid for medical insurance	Schedule A, line 1 or Form 1040, line 29		
N Educational assistance benefits	See the Partner's Instructions		
O Dependent care benefits	Form 2441, line 12		
P Preproductive period expenses	See the Partner's Instructions		
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 instructions		
R Pensions and IRAs	See the Partner's Instructions		
S Reforestation expense deduction	See the Partner's Instructions		
T Domestic production activities information	See Form 8903 instructions		
U Qualified production activities income	Form 8903, line 7b		
V Employer's Form W-2 wages	Form 8903, line 17		
W Other deductions	See the Partner's Instructions		
14. Self-employment earnings (loss)			
Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.			
A Net earnings (loss) from self-employment	Schedule SE, Section A or B		
B Gross farming or fishing income	See the Partner's Instructions		
C Gross non-farm income	See the Partner's Instructions		
15. Credits			
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See the Partner's Instructions		
B Low-income housing credit (other) from pre-2008 buildings			
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings			
D Low-income housing credit (other) from post-2007 buildings			
E Qualified rehabilitation expenditures (rental real estate)			
F Other rental real estate credits			
G Other rental credits			
H Undistributed capital gains credit		Form 1040, line 73; check box a	
I Biofuel producer credit			
J Work opportunity credit			
K Disabled access credit			
		See the Partner's Instructions	

Partner's Adjusted Basis Worksheet

2017

Keep for your records.

Partner Number:	TIN: 469-86-9242	Tax year ending: 12-31-2017	Ownership %: 30.600000
Name of Partner: JERRY LINDEEN			
Name of Partnership: TL APARTMENTS LLC			EIN 27-3503610

A. Partner's share of partnership liabilities (Sch K-1, Item K)		A. <u>121,625</u>		
B. Partner's share of partnership liabilities from PRIOR year		B. (<u>123,415</u>)		
C. Increases (Decrease) in share of Partnership Liabilities during this tax period		C. <u>(1,790)</u>		
1. Adjusted Basis from preceding year				1. <u>152,366</u>
2. Capital contributions of property				
a. Gain (if any) recognized this year on contribution of property to partnership	2 a.	_____		
b. Cash contributed during the year	b.	_____		
c. Adjusted basis of property contributed during the year	c.	_____		
d. Partnership interest acquired other than by cash or property	d.	_____		
Total additional contributions (Total lines 2a-2d)	2.	_____		
3. Items of Income or Gain for this period				
a. Ordinary Income (Sch K-1, Line 1)	3 a.	_____		
b. Real Estate Rental Income (Sch K-1, Line 2)	b.	<u>1,744</u>		
c. Other Rental Income (Sch K-1, Line 3c)	c.	_____		
d. Interest, Dividends & Royalties (Sch K-1, Lines 5, 6a & 7)	d.	<u>4</u>		
e. Capital Gain (Sch K-1, Lines 8 & 9a)	e.	_____		
f. Other Portfolio Income (Sch K-1, Line 11a)	f.	_____		
g. Section 1231 Gain (Sch K-1, Line 10)	g.	_____		
h. Other Income (Sch K-1, Line 11)	h.	_____		
i. Tax Exempt Income (Sch K-1, Lines 18a & b)	i.	_____		
j. Excess Depletion Adjustment	j.	_____		
k. Increase from Recapture of Business Credits	k.	_____		
i. Gain from 179 disposition (See IRC § 49(a), 50(a), 50(c)(2) & 1371 (d))	i.	_____		
Total items of Income or Gains (Total lines 3a-3l)	3.	<u>1,748</u>		
4. Increase in Partnership Share of Partnership Liabilities from line C above	4.	_____		
5. Total increases in basis (combine lines 1 through 4)	5.			<u>154,114</u>
6. Distributions to the Partner during the year	6.	<u>6,677</u>		
7. Decrease in Partner's Share of Partnership Liabilities from line C above	7.	<u>1,790</u>		
8 a. Decrease for Non-Deductible Expenses/Credit Adjustments	8 a.	_____		
b. Decrease for Depletion	b.	_____		
Total other decreases (lines 8a-8b)	8.	_____		
9. Subtotal - basis after all distributions and other decreases (Line 5 minus lines 6-8)	9.			<u>145,647</u>
10. Items of Losses and Deductions (Allowed for the current year)				
a. Ordinary Loss (Page 2, Col e, Line 10a)	10 a.	_____		
b. Real Estate Rental Loss (Page 2, Col e, Line 10b)	b.	_____		
c. Other Rental Loss (Page 2, Col e, Line 10c)	c.	_____		
d. Capital Loss (Page 2, Col e, Line 10d)	d.	_____		
e. Other Portfolio Loss (Page 2, Col e, Line 10e)	e.	_____		
f. Section 1231 Loss (Page 2, Col e, Line 10f)	f.	_____		
g. Other Loss (Page 2, Col e, Line 10g)	g.	_____		
h. Charitable Contributions (Page 2, Col e, Line 10h)	h.	_____		
i. Section 179 Expense (Page 2, Col e, Line 10i)	i.	_____		
j. Portfolio Income Expenses (Page 2, Col e, Line 10j)	j.	_____		
k. Other Deductions (Page 2, Col e, Line 10k)	k.	_____		
l. Interest Expense on Investment Debt (Page 2, Col e, Line 10l)	l.	_____		
m. Total Foreign Taxes Paid/Accrued (Page 2, Col e, Line 10m)	m.	_____		
n. Section 59(e) Expenditures (Page 2, Col e, Line 10n)	n.	_____		
o. Other decreases (Page 2, Col e, Line 10o)	o.	_____		
p. Loss from 179 disposition (Page 2, Col e, Line 10p)	p.	_____		
Total items of Losses and Deductions (Total lines 10a-10p)	10.	_____		
11. Adjusted Basis of Partnership Interest (Cannot be negative) (Line 9-Line 10) At-Risk Basis	11.			<u>145,647</u>
12. At-risk adjustment: (Amount from lines 5)	12.	<u>154,114</u>		
13. Enter the amount from lines 6, 7, 8 and 10	13.	<u>(8,467)</u>		
14. Enter any nonrecourse loans, etc.	14.	<u>()</u>		
15. Enter the FMV of partner's personal property not used in the partnership that secures a nonrecourse loan on line 14	15.	_____		
16. Combine lines 12 through 15. If negative, no current year loss can be deducted. See Form 6198	16.			<u>145,647</u>

Allocation of Losses and Deductions

2017

Keep for your records.

Partner Number:	TIN: 469-86-9242	Year Ended: 12-31-2017	Ownership %: 30.600000
Partner Name: JERRY LINDEEN			
Partnership Name: TL APARTMENTS LLC			EIN 27-3503610

		(a) Beginning of Year Losses and Deductions	(b) Current Year Losses and Deductions	(c) Total Losses and Deductions	(d) %	(e) Allocable Losses and Deductions in Current Year	(f) Disallowed Losses and Deductions (Carryover to Next Year)
10a Ordinary losses from trade or business	(Sch K-1, Line 1)	_____	_____	_____	_____	_____	_____
b Net losses from rental real estate activities	(Sch K-1, Line 2)	_____	_____	_____	_____	_____	_____
c Net losses from other rental activities	(Sch K-1, Line 3)	_____	_____	_____	_____	_____	_____
d Net short-term capital losses	(Sch K-1, Lines 8 & 9a)	_____	_____	_____	_____	_____	_____
d Net long-term capital losses		_____	_____	_____	_____	_____	_____
e Other portfolio losses	(Sch K-1, Line 11a)	_____	_____	_____	_____	_____	_____
f Net losses under Section 1231	(Sch K-1, Line 10)	_____	_____	_____	_____	_____	_____
g Other losses	(Sch K-1, Line 11f)	_____	_____	_____	_____	_____	_____
h Charitable contributions	(Sch K-1, Lines 13a-g)	_____	_____	_____	_____	_____	_____
i Section 179 expense deduction	(Sch K-1, Line 12)	_____	_____	_____	_____	_____	_____
j Portfolio income expenses	(Sch K-1, Lines 13k & l)	_____	_____	_____	_____	_____	_____
k Other deductions	(Sch K-1, Lines 13m-s,w)	_____	_____	_____	_____	_____	_____
l Interest expense on investment debts	(Sch K-1, Line 13h)	_____	_____	_____	_____	_____	_____
m Foreign taxes paid or accrued	(Sch K-1, Lines 16i & m)	_____	_____	_____	_____	_____	_____
n Section 59(e) expenditures	(Sch K-1, Line 13j)	_____	_____	_____	_____	_____	_____
o Other decreases		_____	_____	_____	_____	_____	_____
p Loss from 179 asset		_____	_____	_____	_____	_____	_____
Total deductible losses and deductions		_____	_____	_____	_____	_____	_____
		_____	_____	_____	_____	_____	_____
8a Nondeductible expenses & credit adj		_____	_____	_____	_____	_____	_____
b Oil and gas depletion		_____	_____	_____	_____	_____	_____
Total nondeductible losses and deductions		_____	_____	_____	_____	_____	_____
Totals		_____	_____	_____	_____	_____	_____

Schedule K-1 (Form 1065)

2017

Department of the Treasury Internal Revenue Service

For calendar year 2017, or tax year

beginning _____, 2017 ending _____, 20

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

See page 2 of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 27-3503610

B Partnership's name, address, city, state, and ZIP code TL APARTMENTS LLC 1148 HERITAGE DRIVE EAST SHAKOPEE, MN 55379

C IRS Center where partnership filed return efile

D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number 367-64-2767

F Partner's name, address, city, state, and ZIP code KIMBERLY LINDEEN 1148 HERTIAGE DRIVE EAST SHAKOPPE, MN 55379

G General partner or LLC member-manager Limited partner or other LLC member

H Domestic partner Foreign partner

I1 What type of entity is this partner? INDIVIDUAL

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here

J Partner's share of profit, loss, and capital (see instructions):

Table with columns: Beginning, Ending, Profit, Loss, Capital. Values: 22.2000000, 22.2000000, 22.2000000, 22.2000000, 22.2000000.

K Partner's share of liabilities at year end: Nonrecourse, Qualified nonrecourse financing, Recourse.

L Partner's capital account analysis: Beginning capital account, Capital contributed during the year, Current year increase (decrease), Withdrawals & distributions, Ending capital account.

Tax basis, GAAP, Section 704(b) book, Other (explain)

M Did the partner contribute property with a built-in gain or loss? Yes, No

If "Yes," attach statement (see instructions)

Final K-1, Amended K-1, OMB No. 1545-0123

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

Table with 2 columns: Item number and description, and Item number and amount. Items include Ordinary business income (1,265), Credits, Foreign transactions, Alternative minimum tax (AMT) items (947), Distributions (4,844), Other deductions, Self-employment earnings (loss).

*See attached statement for additional information.

For IRS Use Only. QR code.

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	Code	Report on		
	L Empowerment zone employment credit	See the Partner's Instructions		
	M Credit for increasing research activities			
	N Credit for employer social security and Medicare taxes			
	O Backup withholding			
	P Other credits			
	16. Foreign transactions			
Passive loss	See the Partner's Instructions	Form 1116, Part I		
Passive income	Schedule E, line 28, column (g)			
Nonpassive loss	See the Partner's Instructions			
Nonpassive income	Schedule E, line 28, column (j)			
2. Net rental real estate income (loss)	See the Partner's Instructions			
3. Other net rental income (loss)	See the Partner's Instructions			
Net income	Schedule E, line 28, column (g)	Form 1116, Part I		
Net loss	See the Partner's Instructions			
4. Guaranteed payments	Schedule E, line 28, column (j)			
5. Interest income	Form 1040, line 8a			
6a. Ordinary dividends	Form 1040, line 9a			
6b. Qualified dividends	Form 1040, line 9b			
7. Royalties	Schedule E, line 4	Form 1116, Part I		
8. Net short-term capital gain (loss)	Schedule D, line 5			
9a. Net long-term capital gain (loss)	Schedule D, line 12			
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)			
9c. Unrecaptured section 1250 gain	See the Partner's Instructions			
10. Net section 1231 gain (loss)	See the Partner's Instructions			
11. Other income (loss)	See the Partner's Instructions			
	Code			
A Other portfolio income (loss)	See the Partner's Instructions	Form 1116, Part I		
B Involuntary conversions	See the Partner's Instructions			
C Sec. 1256 contracts & straddles	Form 6781, line 1			
D Mining exploration costs recapture	See Pub. 535			
E Cancellation of debt	Form 1040, line 21 or Form 982			
F Other income (loss)	See the Partner's Instructions			
12. Section 179 deduction	See the Partner's Instructions			
13. Other deductions				
A Cash contributions (50%)	See the Partner's Instructions	Form 1116, Part II		
B Cash contributions (30%)				
C Noncash contributions (50%)				
D Noncash contributions (30%)				
E Capital gain property to a 50% organization (30%)				
F Capital gain property (20%)				
G Contributions (100%)				
H Investment interest expense			Form 4952, line 1	
I Deductions-royalty income			Schedule E, line 19	
J Section 59(e)(2) expenditures			See the Partner's Instructions	
K Deductions-portfolio (2% floor)			Schedule A, line 23	
L Deductions-portfolio (other)			Schedule A, line 28	
M Amounts paid for medical insurance			Schedule A, line 1 or Form 1040, line 29	
N Educational assistance benefits	See the Partner's Instructions			
O Dependent care benefits	Form 2441, line 12			
P Preproductive period expenses	See the Partner's Instructions			
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 instructions			
R Pensions and IRAs	See the Partner's Instructions			
S Reforestation expense deduction	See the Partner's Instructions			
T Domestic production activities information	See Form 8903 instructions			
U Qualified production activities income	Form 8903, line 7b			
V Employer's Form W-2 wages	Form 8903, line 17			
W Other deductions	See the Partner's Instructions			
14. Self-employment earnings (loss)				
Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.				
A Net earnings (loss) from self-employment	Schedule SE, Section A or B			
B Gross farming or fishing income	See the Partner's Instructions			
C Gross non-farm income	See the Partner's Instructions			
15. Credits				
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See the Partner's Instructions	See the Partner's Instructions		
B Low-income housing credit (other) from pre-2008 buildings				
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings				
D Low-income housing credit (other) from post-2007 buildings				
E Qualified rehabilitation expenditures (rental real estate)				
F Other rental real estate credits				
G Other rental credits				
H Undistributed capital gains credit			Form 1040, line 73; check box a	
I Biofuel producer credit				
J Work opportunity credit				
K Disabled access credit				
16. Foreign transactions				
A Name of country or U.S. possession			Form 1116, Part I	
B Gross income from all sources				
C Gross income sourced at partner level				
<i>Foreign gross income sourced at partnership level</i>				
D Passive category				
E General category				
F Other	Form 1116, Part I			
<i>Deductions allocated and apportioned at partner level</i>				
G Interest expense		Form 1116, Part I		
H Other		Form 1116, Part I		
<i>Deductions allocated and apportioned at partnership level to foreign source income</i>				
I Passive category				
J General category	Form 1116, Part I			
K Other				
<i>Other information</i>				
L Total foreign taxes paid		Form 1116, Part II		
M Total foreign taxes accrued		Form 1116, Part II		
N Reduction in taxes available for credit		Form 1116, line 12		
O Foreign trading gross receipts	Form 8873			
P Extraterritorial income exclusion	Form 8873			
Q Other foreign transactions	See the Partner's Instructions			
17. Alternative minimum tax (AMT) items				
A Post-1986 depreciation adjustment	See the Partner's Instructions and the Instructions for Form 6251			
B Adjusted gain or loss				
C Depletion (other than oil & gas)				
D Oil, gas, & geothermal-gross income				
E Oil, gas, & geothermal-deductions				
F Other AMT items				
18. Tax-exempt income and nondeductible expenses				
A Tax-exempt interest income	Form 1040, line 8b			
B Other tax-exempt income	See the Partner's Instructions			
C Nondeductible expenses	See the Partner's Instructions			
19. Distributions				
A Cash and marketable securities	See the Partner's Instructions			
B Distribution subject to section 737				
C Other property				
20. Other information				
A Investment income	Form 4952, line 4a			
B Investment expenses	Form 4952, line 5			
C Fuel tax credit information	Form 4136			
D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions			
E Basis of energy property	See the Partner's Instructions			
F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8			
G Recapture of low-income housing credit (other)	Form 8611, line 8			
H Recapture of investment credit	See Form 4255			
I Recapture of other credits	See the Partner's Instructions			
J Look-back interest - completed long-term contracts	See Form 8697			
K Look-back interest - income forecast method	See Form 8866			
L Dispositions of property with section 179 deductions	See the Partner's Instructions			
M Recapture of section 179 deduction				
N Interest expense for corporate partners				
O Section 453(l)(3) information				
P Section 453A(c) information				
Q Section 1260(b) information				
R Interest allocable to production expenditures				
S CCF nonqualified withdrawals				
T Depletion information - oil and gas				
U Reserved				
V Unrelated business taxable income				
W Precontribution gain (loss)				
X Section 108(i) information				
Y Net investment income				
Z Other information				

Partner's Adjusted Basis Worksheet

2017

Keep for your records.

Partner Number:	TIN: 367-64-2767	Tax year ending: 12-31-2017	Ownership %: 22.200000
Name of Partner: KIMBERLY LINDEEN			
Name of Partnership: TL APARTMENTS LLC			EIN 27-3503610

A. Partner's share of partnership liabilities (Sch K-1, Item K)		A. <u>88,238</u>		
B. Partner's share of partnership liabilities from PRIOR year		B. (<u>89,536</u>)		
C. Increases (Decrease) in share of Partnership Liabilities during this tax period		C. <u>(1,298)</u>		
1. Adjusted Basis from preceding year				1. <u>109,023</u>
2. Capital contributions of property				
a. Gain (if any) recognized this year on contribution of property to partnership	2 a.	_____		
b. Cash contributed during the year	b.	_____		
c. Adjusted basis of property contributed during the year	c.	_____		
d. Partnership interest acquired other than by cash or property	d.	_____		
Total additional contributions (Total lines 2a-2d)	2.	_____		
3. Items of Income or Gain for this period				
a. Ordinary Income (Sch K-1, Line 1)	3 a.	_____		
b. Real Estate Rental Income (Sch K-1, Line 2)	b.	<u>1,265</u>		
c. Other Rental Income (Sch K-1, Line 3c)	c.	_____		
d. Interest, Dividends & Royalties (Sch K-1, Lines 5, 6a & 7)	d.	<u>3</u>		
e. Capital Gain (Sch K-1, Lines 8 & 9a)	e.	_____		
f. Other Portfolio Income (Sch K-1, Line 11a)	f.	_____		
g. Section 1231 Gain (Sch K-1, Line 10)	g.	_____		
h. Other Income (Sch K-1, Line 11)	h.	_____		
i. Tax Exempt Income (Sch K-1, Lines 18a & b)	i.	_____		
j. Excess Depletion Adjustment	j.	_____		
k. Increase from Recapture of Business Credits	k.	_____		
i. Gain from 179 disposition (See IRC § 49(a), 50(a), 50(c)(2) & 1371 (d))	i.	_____		
Total items of Income or Gains (Total lines 3a-3l)	3.	<u>1,268</u>		
4. Increase in Partnership Share of Partnership Liabilities from line C above	4.	_____		
5. Total increases in basis (combine lines 1 through 4)	5.			<u>110,291</u>
6. Distributions to the Partner during the year	6.	<u>4,844</u>		
7. Decrease in Partner's Share of Partnership Liabilities from line C above	7.	<u>1,298</u>		
8 a. Decrease for Non-Deductible Expenses/Credit Adjustments	8 a.	_____		
b. Decrease for Depletion	b.	_____		
Total other decreases (lines 8a-8b)	8.	_____		
9. Subtotal - basis after all distributions and other decreases (Line 5 minus lines 6-8)	9.			<u>104,149</u>
10. Items of Losses and Deductions (Allowed for the current year)				
a. Ordinary Loss (Page 2, Col e, Line 10a)	10 a.	_____		
b. Real Estate Rental Loss (Page 2, Col e, Line 10b)	b.	_____		
c. Other Rental Loss (Page 2, Col e, Line 10c)	c.	_____		
d. Capital Loss (Page 2, Col e, Line 10d)	d.	_____		
e. Other Portfolio Loss (Page 2, Col e, Line 10e)	e.	_____		
f. Section 1231 Loss (Page 2, Col e, Line 10f)	f.	_____		
g. Other Loss (Page 2, Col e, Line 10g)	g.	_____		
h. Charitable Contributions (Page 2, Col e, Line 10h)	h.	_____		
i. Section 179 Expense (Page 2, Col e, Line 10i)	i.	_____		
j. Portfolio Income Expenses (Page 2, Col e, Line 10j)	j.	_____		
k. Other Deductions (Page 2, Col e, Line 10k)	k.	_____		
l. Interest Expense on Investment Debt (Page 2, Col e, Line 10l)	l.	_____		
m. Total Foreign Taxes Paid/Accrued (Page 2, Col e, Line 10m)	m.	_____		
n. Section 59(e) Expenditures (Page 2, Col e, Line 10n)	n.	_____		
o. Other decreases (Page 2, Col e, Line 10o)	o.	_____		
p. Loss from 179 disposition (Page 2, Col e, Line 10p)	p.	_____		
Total items of Losses and Deductions (Total lines 10a-10p)	10.	_____		
11. Adjusted Basis of Partnership Interest (Cannot be negative) (Line 9-Line 10) At-Risk Basis	11.			<u>104,149</u>
12. At-risk adjustment: (Amount from lines 5)	12.	<u>110,291</u>		
13. Enter the amount from lines 6, 7, 8 and 10	13.	<u>(6,142)</u>		
14. Enter any nonrecourse loans, etc.	14.	<u>()</u>		
15. Enter the FMV of partner's personal property not used in the partnership that secures a nonrecourse loan on line 14	15.	_____		
16. Combine lines 12 through 15. If negative, no current year loss can be deducted. See Form 6198	16.			<u>104,149</u>

Allocation of Losses and Deductions

2017

Keep for your records.

Partner Number:	TIN: 367-64-2767	Year Ended: 12-31-2017	Ownership %: 22.200000
Partner Name: KIMBERLY LINDEEN			
Partnership Name: TL APARTMENTS LLC			EIN 27-3503610

		(a) Beginning of Year Losses and Deductions	(b) Current Year Losses and Deductions	(c) Total Losses and Deductions	(d) %	(e) Allocable Losses and Deductions in Current Year	(f) Disallowed Losses and Deductions (Carryover to Next Year)
10a Ordinary losses from trade or business	(Sch K-1, Line 1)	_____	_____	_____	_____	_____	_____
b Net losses from rental real estate activities	(Sch K-1, Line 2)	_____	_____	_____	_____	_____	_____
c Net losses from other rental activities	(Sch K-1, Line 3)	_____	_____	_____	_____	_____	_____
d Net short-term capital losses	(Sch K-1, Lines 8 & 9a)	_____	_____	_____	_____	_____	_____
d Net long-term capital losses		_____	_____	_____	_____	_____	_____
e Other portfolio losses	(Sch K-1, Line 11a)	_____	_____	_____	_____	_____	_____
f Net losses under Section 1231	(Sch K-1, Line 10)	_____	_____	_____	_____	_____	_____
g Other losses	(Sch K-1, Line 11f)	_____	_____	_____	_____	_____	_____
h Charitable contributions	(Sch K-1, Lines 13a-g)	_____	_____	_____	_____	_____	_____
i Section 179 expense deduction	(Sch K-1, Line 12)	_____	_____	_____	_____	_____	_____
j Portfolio income expenses	(Sch K-1, Lines 13k & l)	_____	_____	_____	_____	_____	_____
k Other deductions	(Sch K-1, Lines 13m-s,w)	_____	_____	_____	_____	_____	_____
l Interest expense on investment debts	(Sch K-1, Line 13h)	_____	_____	_____	_____	_____	_____
m Foreign taxes paid or accrued	(Sch K-1, Lines 16i & m)	_____	_____	_____	_____	_____	_____
n Section 59(e) expenditures	(Sch K-1, Line 13j)	_____	_____	_____	_____	_____	_____
o Other decreases		_____	_____	_____	_____	_____	_____
p Loss from 179 asset		_____	_____	_____	_____	_____	_____
Total deductible losses and deductions		_____	_____	_____	_____	_____	_____
		_____	_____	_____	_____	_____	_____
8a Nondeductible expenses & credit adj		_____	_____	_____	_____	_____	_____
b Oil and gas depletion		_____	_____	_____	_____	_____	_____
Total nondeductible losses and deductions		_____	_____	_____	_____	_____	_____
Totals		_____	_____	_____	_____	_____	_____

Schedule K-1 (Form 1065)

2017

Department of the Treasury Internal Revenue Service

For calendar year 2017, or tax year

beginning _____, 2017 ending _____, 20

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

See page 2 of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 27-3503610

B Partnership's name, address, city, state, and ZIP code TL APARTMENTS LLC 1148 HERITAGE DRIVE EAST SHAKOPEE, MN 55379

C IRS Center where partnership filed return efile

D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number 474-76-5883

F Partner's name, address, city, state, and ZIP code PAT TANSEY 9675 WINSLOW CHASE MAPLE GROVE, MN 55311

G General partner or LLC member-manager Limited partner or other LLC member

H Domestic partner Foreign partner

I1 What type of entity is this partner? INDIVIDUAL

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here

J Partner's share of profit, loss, and capital (see instructions):

Table with columns: Beginning, Ending, Profit, Loss, Capital. Values: 23.6000000, 23.6000000, 23.6000000, 23.6000000, 23.6000000.

K Partner's share of liabilities at year end: Nonrecourse, Qualified nonrecourse financing, Recourse.

L Partner's capital account analysis: Beginning capital account, Capital contributed during the year, Current year increase (decrease), Withdrawals & distributions, Ending capital account.

Tax basis, GAAP, Section 704(b) book, Other (explain)

M Did the partner contribute property with a built-in gain or loss?

Yes, No

If "Yes," attach statement (see instructions)

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

Table with 2 columns: Item number and Description. Items include Ordinary business income (loss), Credits, Net rental real estate income (loss), Foreign transactions, Guaranteed payments, Interest income, Ordinary dividends, Qualified dividends, Royalties, Net short-term capital gain (loss), Net long-term capital gain (loss), Alternative minimum tax (AMT) items, Collectibles (28%) gain (loss), Unrecaptured section 1250 gain, Net section 1231 gain (loss), Tax-exempt income and nondeductible expenses, Other income (loss), Distributions, Section 179 deduction, Other deductions, Other information, Self-employment earnings (loss).

*See attached statement for additional information.

For IRS Use Only



This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss).	Code	Report on	
Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	L Empowerment zone employment credit	See the Partner's Instructions	
	M Credit for increasing research activities		
	N Credit for employer social security and Medicare taxes		
	O Backup withholding		
	P Other credits		
	16. Foreign transactions		Form 1116, Part I
	A Name of country or U.S. possession		
	B Gross income from all sources		
	C Gross income sourced at partner level		
	Foreign gross income sourced at partnership level		
	D Passive category		
	E General category		
	F Other		
	Deductions allocated and apportioned at partner level		
	G Interest expense	Form 1116, Part I	
	H Other	Form 1116, Part I	
	Deductions allocated and apportioned at partnership level to foreign source income	Form 1116, Part I	
	I Passive category		
	J General category		
	K Other		
	Other information		
	L Total foreign taxes paid		Form 1116, Part II
	M Total foreign taxes accrued		Form 1116, Part II
	N Reduction in taxes available for credit		Form 1116, line 12
	O Foreign trading gross receipts		Form 8873
	P Extraterritorial income exclusion		Form 8873
	Q Other foreign transactions	See the Partner's Instructions	
	17. Alternative minimum tax (AMT) items	See the Partner's Instructions and the Instructions for Form 6251	
	A Post-1986 depreciation adjustment		
	B Adjusted gain or loss		
	C Depletion (other than oil & gas)		
	D Oil, gas, & geothermal-gross income		
	E Oil, gas, & geothermal-deductions		
	F Other AMT items		
	18. Tax-exempt income and nondeductible expenses	Form 1040, line 8b See the Partner's Instructions See the Partner's Instructions	
	A Tax-exempt interest income		
	B Other tax-exempt income		
	C Nondeductible expenses	See the Partner's Instructions	
	19. Distributions		
	A Cash and marketable securities		
	B Distribution subject to section 737	See the Partner's Instructions	
	C Other property		
	20. Other information		
	A Investment income	Form 4952, line 4a	
	B Investment expenses	Form 4952, line 5	
	C Fuel tax credit information	Form 4136	
	D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions	
	E Basis of energy property	See the Partner's Instructions	
	F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8	
	G Recapture of low-income housing credit (other)	Form 8611, line 8	
	H Recapture of investment credit	See Form 4255	
	I Recapture of other credits	See the Partner's Instructions	
	J Look-back interest - completed long-term contracts	See Form 8697	
	K Look-back interest - income forecast method	See Form 8866	
	L Dispositions of property with section 179 deductions	See the Partner's Instructions	
	M Recapture of section 179 deduction		
	N Interest expense for corporate partners		
	O Section 453(l)(3) information		
	P Section 453A(c) information		
	Q Section 1260(b) information		
	R Interest allocable to production expenditures		
	S CCF nonqualified withdrawals		
	T Depletion information - oil and gas		
	U Reserved		
	V Unrelated business taxable income		
	W Precontribution gain (loss)		
	X Section 108(i) information		
	Y Net investment income		
	Z Other information		

Partner's Adjusted Basis Worksheet

2017

Keep for your records.

Partner Number:	TIN: 474-76-5883	Tax year ending: 12-31-2017	Ownership %: 23.600000
Name of Partner: PAT TANSEY			
Name of Partnership: TL APARTMENTS LLC			EIN 27-3503610

A. Partner's share of partnership liabilities (Sch K-1, Item K)		A. <u>93,803</u>		
B. Partner's share of partnership liabilities from PRIOR year		B. (<u>95,183</u>)		
C. Increases (Decrease) in share of Partnership Liabilities during this tax period		C. <u>(1,380)</u>		
1. Adjusted Basis from preceding year				1. <u>115,899</u>
2. Capital contributions of property				
a. Gain (if any) recognized this year on contribution of property to partnership	2 a.	_____		
b. Cash contributed during the year	b.	_____		
c. Adjusted basis of property contributed during the year	c.	_____		
d. Partnership interest acquired other than by cash or property	d.	_____		
Total additional contributions (Total lines 2a-2d)	2.	_____		
3. Items of Income or Gain for this period				
a. Ordinary Income (Sch K-1, Line 1)	3 a.	_____		
b. Real Estate Rental Income (Sch K-1, Line 2)	b.	<u>1,345</u>		
c. Other Rental Income (Sch K-1, Line 3c)	c.	_____		
d. Interest, Dividends & Royalties (Sch K-1, Lines 5, 6a & 7)	d.	<u>3</u>		
e. Capital Gain (Sch K-1, Lines 8 & 9a)	e.	_____		
f. Other Portfolio Income (Sch K-1, Line 11a)	f.	_____		
g. Section 1231 Gain (Sch K-1, Line 10)	g.	_____		
h. Other Income (Sch K-1, Line 11)	h.	_____		
i. Tax Exempt Income (Sch K-1, Lines 18a & b)	i.	_____		
j. Excess Depletion Adjustment	j.	_____		
k. Increase from Recapture of Business Credits	k.	_____		
i. Gain from 179 disposition (See IRC § 49(a), 50(a), 50(c)(2) & 1371 (d))	i.	_____		
Total items of Income or Gains (Total lines 3a-3l)	3.	<u>1,348</u>		
4. Increase in Partnership Share of Partnership Liabilities from line C above	4.	_____		
5. Total increases in basis (combine lines 1 through 4)	5.			<u>117,247</u>
6. Distributions to the Partner during the year	6.	<u>5,150</u>		
7. Decrease in Partner's Share of Partnership Liabilities from line C above	7.	<u>1,380</u>		
8 a. Decrease for Non-Deductible Expenses/Credit Adjustments	8 a.	_____		
b. Decrease for Depletion	b.	_____		
Total other decreases (lines 8a-8b)	8.	_____		
9. Subtotal - basis after all distributions and other decreases (Line 5 minus lines 6-8)	9.			<u>110,717</u>
10. Items of Losses and Deductions (Allowed for the current year)				
a. Ordinary Loss (Page 2, Col e, Line 10a)	10 a.	_____		
b. Real Estate Rental Loss (Page 2, Col e, Line 10b)	b.	_____		
c. Other Rental Loss (Page 2, Col e, Line 10c)	c.	_____		
d. Capital Loss (Page 2, Col e, Line 10d)	d.	_____		
e. Other Portfolio Loss (Page 2, Col e, Line 10e)	e.	_____		
f. Section 1231 Loss (Page 2, Col e, Line 10f)	f.	_____		
g. Other Loss (Page 2, Col e, Line 10g)	g.	_____		
h. Charitable Contributions (Page 2, Col e, Line 10h)	h.	_____		
i. Section 179 Expense (Page 2, Col e, Line 10i)	i.	_____		
j. Portfolio Income Expenses (Page 2, Col e, Line 10j)	j.	_____		
k. Other Deductions (Page 2, Col e, Line 10k)	k.	_____		
l. Interest Expense on Investment Debt (Page 2, Col e, Line 10l)	l.	_____		
m. Total Foreign Taxes Paid/Accrued (Page 2, Col e, Line 10m)	m.	_____		
n. Section 59(e) Expenditures (Page 2, Col e, Line 10n)	n.	_____		
o. Other decreases (Page 2, Col e, Line 10o)	o.	_____		
p. Loss from 179 disposition (Page 2, Col e, Line 10p)	p.	_____		
Total items of Losses and Deductions (Total lines 10a-10p)	10.	_____		
11. Adjusted Basis of Partnership Interest (Cannot be negative) (Line 9-Line 10) At-Risk Basis	11.			<u>110,717</u>
12. At-risk adjustment: (Amount from lines 5)	12.	<u>117,247</u>		
13. Enter the amount from lines 6, 7, 8 and 10	13.	<u>(6,530)</u>		
14. Enter any nonrecourse loans, etc.	14.	<u>()</u>		
15. Enter the FMV of partner's personal property not used in the partnership that secures a nonrecourse loan on line 14	15.	_____		
16. Combine lines 12 through 15. If negative, no current year loss can be deducted. See Form 6198	16.			<u>110,717</u>

Allocation of Losses and Deductions

2017

Keep for your records.

Partner Number:	TIN: 474-76-5883	Year Ended: 12-31-2017	Ownership %: 23.600000
Partner Name: PAT TANSEY			
Partnership Name: TL APARTMENTS LLC			EIN 27-3503610

		(a) Beginning of Year Losses and Deductions	(b) Current Year Losses and Deductions	(c) Total Losses and Deductions	(d) %	(e) Allocable Losses and Deductions in Current Year	(f) Disallowed Losses and Deductions (Carryover to Next Year)
10a Ordinary losses from trade or business	(Sch K-1, Line 1)	_____	_____	_____	_____	_____	_____
b Net losses from rental real estate activities	(Sch K-1, Line 2)	_____	_____	_____	_____	_____	_____
c Net losses from other rental activities	(Sch K-1, Line 3)	_____	_____	_____	_____	_____	_____
d Net short-term capital losses	(Sch K-1, Lines 8 & 9a)	_____	_____	_____	_____	_____	_____
d Net long-term capital losses		_____	_____	_____	_____	_____	_____
e Other portfolio losses	(Sch K-1, Line 11a)	_____	_____	_____	_____	_____	_____
f Net losses under Section 1231	(Sch K-1, Line 10)	_____	_____	_____	_____	_____	_____
g Other losses	(Sch K-1, Line 11f)	_____	_____	_____	_____	_____	_____
h Charitable contributions	(Sch K-1, Lines 13a-g)	_____	_____	_____	_____	_____	_____
i Section 179 expense deduction	(Sch K-1, Line 12)	_____	_____	_____	_____	_____	_____
j Portfolio income expenses	(Sch K-1, Lines 13k & l)	_____	_____	_____	_____	_____	_____
k Other deductions	(Sch K-1, Lines 13m-s,w)	_____	_____	_____	_____	_____	_____
l Interest expense on investment debts	(Sch K-1, Line 13h)	_____	_____	_____	_____	_____	_____
m Foreign taxes paid or accrued	(Sch K-1, Lines 16i & m)	_____	_____	_____	_____	_____	_____
n Section 59(e) expenditures	(Sch K-1, Line 13j)	_____	_____	_____	_____	_____	_____
o Other decreases		_____	_____	_____	_____	_____	_____
p Loss from 179 asset		_____	_____	_____	_____	_____	_____
Total deductible losses and deductions		_____	_____	_____	_____	_____	_____
		_____	_____	_____	_____	_____	_____
8a Nondeductible expenses & credit adj		_____	_____	_____	_____	_____	_____
b Oil and gas depletion		_____	_____	_____	_____	_____	_____
Total nondeductible losses and deductions		_____	_____	_____	_____	_____	_____
		_____	_____	_____	_____	_____	_____
Totals		_____	_____	_____	_____	_____	_____

Schedule K-1 (Form 1065)

2017

Department of the Treasury Internal Revenue Service

For calendar year 2017, or tax year

beginning _____, 2017 ending _____, 20

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

See page 2 of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 27-3503610

B Partnership's name, address, city, state, and ZIP code TL APARTMENTS LLC 1148 HERITAGE DRIVE EAST SHAKOPEE, MN 55379

C IRS Center where partnership filed return efile

D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number 475-74-4351

F Partner's name, address, city, state, and ZIP code CHAR TANSEY 9675 WINSLOW CHASE MAPLE GROVE, MN 55311

G General partner or LLC member-manager Limited partner or other LLC member

H Domestic partner Foreign partner

I1 What type of entity is this partner? INDIVIDUAL

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here

J Partner's share of profit, loss, and capital (see instructions):

Table with columns: Beginning, Ending, Profit, Loss, Capital. Values: Profit 23.6000000, Loss 23.6000000, Capital 23.6000000.

K Partner's share of liabilities at year end: Nonrecourse, Qualified nonrecourse financing, Recourse.

L Partner's capital account analysis: Beginning capital account 20,721, Ending capital account 16,919.

Tax basis, GAAP, Section 704(b) book, Other (explain)

M Did the partner contribute property with a built-in gain or loss?

Yes, No

If "Yes," attach statement (see instructions)

Final K-1, Amended K-1, OMB No. 1545-0123

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

Table with 2 columns: Item number and description, and Item number and amount. Includes items 1-14 and 16-20.

*See attached statement for additional information.

For IRS Use Only



This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	Code	Report on
	L Empowerment zone employment credit	See the Partner's Instructions
	M Credit for increasing research activities	
	N Credit for employer social security and Medicare taxes	
	O Backup withholding	
	P Other credits	
	16. Foreign transactions	
	A Name of country or U.S. possession	Form 1116, Part I
	B Gross income from all sources	
	C Gross income sourced at partner level	
	<i>Foreign gross income sourced at partnership level</i>	
	D Passive category	Form 1116, Part I
	E General category	
	F Other	
	<i>Deductions allocated and apportioned at partner level</i>	
	G Interest expense	Form 1116, Part I
	H Other	Form 1116, Part I
	<i>Deductions allocated and apportioned at partnership level to foreign source income</i>	
	I Passive category	Form 1116, Part I
	J General category	
	K Other	
	<i>Other information</i>	
	L Total foreign taxes paid	Form 1116, Part II
	M Total foreign taxes accrued	Form 1116, Part II
	N Reduction in taxes available for credit	Form 1116, line 12
	O Foreign trading gross receipts	Form 8873
	P Extraterritorial income exclusion	Form 8873
	Q Other foreign transactions	See the Partner's Instructions
	17. Alternative minimum tax (AMT) items	
	A Post-1986 depreciation adjustment	See the Partner's Instructions and the Instructions for Form 6251
	B Adjusted gain or loss	
	C Depletion (other than oil & gas)	
	D Oil, gas, & geothermal-gross income	
	E Oil, gas, & geothermal-deductions	
	F Other AMT items	
	18. Tax-exempt income and nondeductible expenses	
	A Tax-exempt interest income	Form 1040, line 8b
	B Other tax-exempt income	See the Partner's Instructions
	C Nondeductible expenses	See the Partner's Instructions
	19. Distributions	
	A Cash and marketable securities	See the Partner's Instructions
	B Distribution subject to section 737	
	C Other property	
	20. Other information	
	A Investment income	Form 4952, line 4a
	B Investment expenses	Form 4952, line 5
	C Fuel tax credit information	Form 4136
	D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
	E Basis of energy property	See the Partner's Instructions
	F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8
	G Recapture of low-income housing credit (other)	Form 8611, line 8
	H Recapture of investment credit	See Form 4255
	I Recapture of other credits	See the Partner's Instructions
	J Look-back interest - completed long-term contracts	See Form 8697
	K Look-back interest - income forecast method	See Form 8866
	L Dispositions of property with section 179 deductions	See the Partner's Instructions
	M Recapture of section 179 deduction	
	N Interest expense for corporate partners	
	O Section 453(l)(3) information	
	P Section 453A(c) information	
	Q Section 1260(b) information	
	R Interest allocable to production expenditures	
	S CCF nonqualified withdrawals	
	T Depletion information - oil and gas	
	U Reserved	
	V Unrelated business taxable income	
	W Precontribution gain (loss)	
	X Section 108(i) information	
	Y Net investment income	
	Z Other information	
2. Net rental real estate income (loss)		
3. Other net rental income (loss)		
Net income	Schedule E, line 28, column (g)	
Net loss	See the Partner's Instructions	
4. Guaranteed payments	Schedule E, line 28, column (j)	
5. Interest income	Form 1040, line 8a	
6a. Ordinary dividends	Form 1040, line 9a	
6b. Qualified dividends	Form 1040, line 9b	
7. Royalties	Schedule E, line 4	
8. Net short-term capital gain (loss)	Schedule D, line 5	
9a. Net long-term capital gain (loss)	Schedule D, line 12	
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)	
9c. Unrecaptured section 1250 gain	See the Partner's Instructions	
10. Net section 1231 gain (loss)	See the Partner's Instructions	
11. Other income (loss)		
Code		
A Other portfolio income (loss)	See the Partner's Instructions	
B Involuntary conversions	See the Partner's Instructions	
C Sec. 1256 contracts & straddles	Form 6781, line 1	
D Mining exploration costs recapture	See Pub. 535	
E Cancellation of debt	Form 1040, line 21 or Form 982	
F Other income (loss)	See the Partner's Instructions	
12. Section 179 deduction	See the Partner's Instructions	
13. Other deductions		
A Cash contributions (50%)	See the Partner's Instructions	
B Cash contributions (30%)		
C Noncash contributions (50%)		
D Noncash contributions (30%)		
E Capital gain property to a 50% organization (30%)		
F Capital gain property (20%)		
G Contributions (100%)		
H Investment interest expense		Form 4952, line 1
I Deductions-royalty income		Schedule E, line 19
J Section 59(e)(2) expenditures		See the Partner's Instructions
K Deductions-portfolio (2% floor)	Schedule A, line 23	
L Deductions-portfolio (other)	Schedule A, line 28	
M Amounts paid for medical insurance	Schedule A, line 1 or Form 1040, line 29	
N Educational assistance benefits	See the Partner's Instructions	
O Dependent care benefits	Form 2441, line 12	
P Preproductive period expenses	See the Partner's Instructions	
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 instructions	
R Pensions and IRAs	See the Partner's Instructions	
S Reforestation expense deduction	See the Partner's Instructions	
T Domestic production activities information	See Form 8903 instructions	
U Qualified production activities income	Form 8903, line 7b	
V Employer's Form W-2 wages	Form 8903, line 17	
W Other deductions	See the Partner's Instructions	
14. Self-employment earnings (loss)		
Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.		
A Net earnings (loss) from self-employment	Schedule SE, Section A or B	
B Gross farming or fishing income	See the Partner's Instructions	
C Gross non-farm income	See the Partner's Instructions	
15. Credits		
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See the Partner's Instructions	
B Low-income housing credit (other) from pre-2008 buildings		
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings		
D Low-income housing credit (other) from post-2007 buildings		
E Qualified rehabilitation expenditures (rental real estate)		Form 1040, line 73; check box a
F Other rental real estate credits		
G Other rental credits		See the Partner's Instructions
H Undistributed capital gains credit		
I Biofuel producer credit		
J Work opportunity credit		
K Disabled access credit		

Partner's Adjusted Basis Worksheet

2017

Keep for your records.

Partner Number:	TIN: 475-74-4351	Tax year ending: 12-31-2017	Ownership %: 23.600000
Name of Partner: CHAR TANSEY			
Name of Partnership: TL APARTMENTS LLC			EIN 27-3503610

A. Partner's share of partnership liabilities (Sch K-1, Item K)		A. <u>93,804</u>	
B. Partner's share of partnership liabilities from PRIOR year		B. (<u>95,183</u>)	
C. Increases (Decrease) in share of Partnership Liabilities during this tax period		C. <u>(1,379)</u>	
1. Adjusted Basis from preceding year			1. <u>115,904</u>
2. Capital contributions of property			
a. Gain (if any) recognized this year on contribution of property to partnership	2 a.	_____	
b. Cash contributed during the year	b.	_____	
c. Adjusted basis of property contributed during the year	c.	_____	
d. Partnership interest acquired other than by cash or property	d.	_____	
Total additional contributions (Total lines 2a-2d)	2.	_____	
3. Items of Income or Gain for this period			
a. Ordinary Income (Sch K-1, Line 1)	3 a.	_____	
b. Real Estate Rental Income (Sch K-1, Line 2)	b.	<u>1,346</u>	
c. Other Rental Income (Sch K-1, Line 3c)	c.	_____	
d. Interest, Dividends & Royalties (Sch K-1, Lines 5, 6a & 7)	d.	<u>2</u>	
e. Capital Gain (Sch K-1, Lines 8 & 9a)	e.	_____	
f. Other Portfolio Income (Sch K-1, Line 11a)	f.	_____	
g. Section 1231 Gain (Sch K-1, Line 10)	g.	_____	
h. Other Income (Sch K-1, Line 11)	h.	_____	
i. Tax Exempt Income (Sch K-1, Lines 18a & b)	i.	_____	
j. Excess Depletion Adjustment	j.	_____	
k. Increase from Recapture of Business Credits	k.	_____	
i. Gain from 179 disposition (See IRC § 49(a), 50(a), 50(c)(2) & 1371 (d))	i.	_____	
Total items of Income or Gains (Total lines 3a-3l)	3.	<u>1,348</u>	
4. Increase in Partnership Share of Partnership Liabilities from line C above	4.	_____	
5. Total increases in basis (combine lines 1 through 4)	5.		<u>117,252</u>
6. Distributions to the Partner during the year	6.	<u>5,150</u>	
7. Decrease in Partner's Share of Partnership Liabilities from line C above	7.	<u>1,379</u>	
8 a. Decrease for Non-Deductible Expenses/Credit Adjustments	8 a.	_____	
b. Decrease for Depletion	b.	_____	
Total other decreases (lines 8a-8b)	8.	_____	
9. Subtotal - basis after all distributions and other decreases (Line 5 minus lines 6-8)	9.		<u>110,723</u>
10. Items of Losses and Deductions (Allowed for the current year)			
a. Ordinary Loss (Page 2, Col e, Line 10a)	10 a.	_____	
b. Real Estate Rental Loss (Page 2, Col e, Line 10b)	b.	_____	
c. Other Rental Loss (Page 2, Col e, Line 10c)	c.	_____	
d. Capital Loss (Page 2, Col e, Line 10d)	d.	_____	
e. Other Portfolio Loss (Page 2, Col e, Line 10e)	e.	_____	
f. Section 1231 Loss (Page 2, Col e, Line 10f)	f.	_____	
g. Other Loss (Page 2, Col e, Line 10g)	g.	_____	
h. Charitable Contributions (Page 2, Col e, Line 10h)	h.	_____	
i. Section 179 Expense (Page 2, Col e, Line 10i)	i.	_____	
j. Portfolio Income Expenses (Page 2, Col e, Line 10j)	j.	_____	
k. Other Deductions (Page 2, Col e, Line 10k)	k.	_____	
l. Interest Expense on Investment Debt (Page 2, Col e, Line 10l)	l.	_____	
m. Total Foreign Taxes Paid/Accrued (Page 2, Col e, Line 10m)	m.	_____	
n. Section 59(e) Expenditures (Page 2, Col e, Line 10n)	n.	_____	
o. Other decreases (Page 2, Col e, Line 10o)	o.	_____	
p. Loss from 179 disposition (Page 2, Col e, Line 10p)	p.	_____	
Total items of Losses and Deductions (Total lines 10a-10p)	10.	_____	
11. Adjusted Basis of Partnership Interest (Cannot be negative) (Line 9-Line 10) At-Risk Basis	11.		<u>110,723</u>
12. At-risk adjustment: (Amount from lines 5)	12.	<u>117,252</u>	
13. Enter the amount from lines 6, 7, 8 and 10	13.	<u>(6,529)</u>	
14. Enter any nonrecourse loans, etc.	14.	<u>()</u>	
15. Enter the FMV of partner's personal property not used in the partnership that secures a nonrecourse loan on line 14	15.	_____	
16. Combine lines 12 through 15. If negative, no current year loss can be deducted. See Form 6198	16.		<u>110,723</u>

Allocation of Losses and Deductions

2017

Keep for your records.

Partner Number:	TIN: 475-74-4351	Year Ended: 12-31-2017	Ownership %: 23.600000
Partner Name: CHAR TANSEY			
Partnership Name: TL APARTMENTS LLC			EIN 27-3503610

		(a) Beginning of Year Losses and Deductions	(b) Current Year Losses and Deductions	(c) Total Losses and Deductions	(d) %	(e) Allocable Losses and Deductions in Current Year	(f) Disallowed Losses and Deductions (Carryover to Next Year)
10a Ordinary losses from trade or business	(Sch K-1, Line 1)	_____	_____	_____	_____	_____	_____
b Net losses from rental real estate activities	(Sch K-1, Line 2)	_____	_____	_____	_____	_____	_____
c Net losses from other rental activities	(Sch K-1, Line 3)	_____	_____	_____	_____	_____	_____
d Net short-term capital losses	(Sch K-1, Lines 8 & 9a)	_____	_____	_____	_____	_____	_____
d Net long-term capital losses		_____	_____	_____	_____	_____	_____
e Other portfolio losses	(Sch K-1, Line 11a)	_____	_____	_____	_____	_____	_____
f Net losses under Section 1231	(Sch K-1, Line 10)	_____	_____	_____	_____	_____	_____
g Other losses	(Sch K-1, Line 11f)	_____	_____	_____	_____	_____	_____
h Charitable contributions	(Sch K-1, Lines 13a-g)	_____	_____	_____	_____	_____	_____
i Section 179 expense deduction	(Sch K-1, Line 12)	_____	_____	_____	_____	_____	_____
j Portfolio income expenses	(Sch K-1, Lines 13k & l)	_____	_____	_____	_____	_____	_____
k Other deductions	(Sch K-1, Lines 13m-s,w)	_____	_____	_____	_____	_____	_____
l Interest expense on investment debts	(Sch K-1, Line 13h)	_____	_____	_____	_____	_____	_____
m Foreign taxes paid or accrued	(Sch K-1, Lines 16i & m)	_____	_____	_____	_____	_____	_____
n Section 59(e) expenditures	(Sch K-1, Line 13j)	_____	_____	_____	_____	_____	_____
o Other decreases		_____	_____	_____	_____	_____	_____
p Loss from 179 asset		_____	_____	_____	_____	_____	_____
Total deductible losses and deductions		_____	_____	_____	_____	_____	_____
		_____	_____	_____	_____	_____	_____
8a Nondeductible expenses & credit adj		_____	_____	_____	_____	_____	_____
b Oil and gas depletion		_____	_____	_____	_____	_____	_____
Total nondeductible losses and deductions		_____	_____	_____	_____	_____	_____
		_____	_____	_____	_____	_____	_____
Totals		_____	_____	_____	_____	_____	_____

Depreciation and Amortization (Including Information on Listed Property)

Department of the Treasury
Internal Revenue Service (99)

▶ Attach to your tax return.

▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

Attachment
Sequence No. **179**

Name(s) shown on return TL APARTMENTS LLC	Business or activity to which this form relates 5025 UNIVERSITY AVE N	Identifying number 27-3503610
---	---	---

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)		1
2	Total cost of section 179 property placed in service (see instructions)		2
3	Threshold cost of section 179 property before reduction in limitation (see instructions)		3
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-		4
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions		5
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7		8
9	Tentative deduction. Enter the smaller of line 5 or line 8		9
10	Carryover of disallowed deduction from line 13 of your 2016 Form 4562		10
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions)		11
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11		12
13	Carryover of disallowed deduction to 2018. Add lines 9 and 10, less line 12	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property.) (See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)		
15	Property subject to section 168(f)(1) election		15
16	Other depreciation (including ACRS)		16
			15,331

Part III MACRS Depreciation (Don't include listed property.) (See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2017		17	318
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here	<input type="checkbox"/>		

Section B - Assets Placed in Service During 2017 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only-see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C - Assets Placed in Service During 2017 Tax Year Using the Alternative Depreciation System

20a	Class life					S/L
b	12-year		12 yrs.			S/L
c	40-year		40 yrs.	MM		S/L

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28		
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions		22
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	
			15,649

For Paperwork Reduction Act Notice, see separate instructions.

Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A - Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? Yes No 24b If "Yes," is the evidence written? Yes No

Table with 9 columns: (a) Type of property, (b) Date placed in service, (c) Business/investment use percentage, (d) Cost or other basis, (e) Basis for depreciation, (f) Recovery period, (g) Method/Convention, (h) Depreciation deduction, (i) Elected section 179 cost. Includes rows 25-29.

Section B - Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

Table with 6 columns for vehicles (a-f) and 6 rows (30-36) for mileage and availability questions.

Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons (see instructions).

Table with 2 columns (Yes/No) and 5 rows (37-41) for employer questions.

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.

Part VI Amortization

Table with 6 columns: (a) Description of costs, (b) Date amortization begins, (c) Amortizable amount, (d) Code section, (e) Amortization period or percentage, (f) Amortization for this year. Includes rows 42-44.

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

► **File a separate application for each return.**

OMB No. 1545-0233

► **Go to www.irs.gov/Form7004 for instructions and the latest information.**

**Print
or
Type**

Name TL APARTMENTS LLC	Identifying number 27-3503610
Number, street, and room or suite no. (If P.O. box, see instructions.) 1148 HERITAGE DRIVE EAST	
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code)). SHAKOPEE, MN 55379	

Note: File request for extension by the due date of the return. See instructions before completing this form.

Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns. See instructions.

1 Enter the form code for the return listed below that this application is for 0 9

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND	19
Form 706-GS(T)	02	Form 1120-ND (section 4951 taxes)	20
Form 1041 (bankruptcy estate only)	03	Form 1120-PC	21
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-POL	22
Form 1041 (trust)	05	Form 1120-REIT	23
Form 1041-N	06	Form 1120-RIC	24
Form 1041-QFT	07	Form 1120S	25
Form 1042	08	Form 1120-SF	26
Form 1065	09	Form 3520-A	27
Form 1065-B	10	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36

Part II All Filers Must Complete This Part

- 2 If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ►
- 3 If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ►
 If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here ►
- 5a The application is for calendar year 20 17 , or tax year beginning _____, 20____, and ending _____, 20____
- b **Short tax year.** If this tax year is less than 12 months, check the reason: Initial return Final return
 Change in accounting period Consolidated return to be filed Other (see instructions-attach explanation)

6 Tentative total tax	6	0
7 Total payments and credits (see instructions)	7	0
8 Balance due. Subtract line 7 from line 6 (see instructions)	8	0

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

IRS e-file Signature Authorization for Form 1065

▶ Return completed Form 8879-PE to your ERO. (Don't send to the IRS.)

▶ Go to www.irs.gov/Form8879PE for the latest information.

2017

Department of the Treasury
Internal Revenue Service

For calendar year 2017, or tax year beginning _____, 2017, and ending _____, 20____.

Name of partnership
TL APARTMENTS LLC

Employer identification number
27-3503610

Part I Tax Return Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2	Gross profit (Form 1065, line 3)	2	
3	Ordinary business income (loss) (Form 1065, line 22)	3	
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	5,700
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

Part II Declaration and Signature Authorization of Partner or Member
(Be sure to get a copy of the partnership's return)

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2017 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner or Member's PIN: check one box only

- I authorize Arlyce Cleveland Ltd to enter my PIN 03610 as my signature
ERO firm name Don't enter all zeros
on the partnership's 2017 electronically filed return of partnership income.
- As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2017 electronically filed return of partnership income.

Partner or member's signature ▶ _____
Title ▶ President Date ▶ _____

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 414679 33265
Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2017 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ _____ Date ▶ 04-12-2018

ERO Must Retain This Form - See Instructions
Don't Submit This Form to the IRS Unless Requested To Do So

Federal Supporting Statements

2017 PG01

Name(s) as shown on return

FEIN

TL APARTMENTS LLC

27-3503610

Form 1065 - Schedule L - Line 6

Statement #27

Other Current Assets

Description	Beg Of Year	End Of Year
ESCROW	10,708	3,074
Note Rec - Elkwood	<u>9,228</u>	<u> </u>
Total	<u>19,936</u>	<u>3,074</u>

Form 1065 - Schedule L - Line 17

PG01
Statement #31

Other Current Liabilities

Description	Beg Of Year	End Of Year
TENTANT DEPOSITS	6,367	6,204
Rounding	<u>2</u>	<u> </u>
Total	<u>6,369</u>	<u>6,204</u>

FORM 8825, LINE 15 - OTHER

PG01
Statement #8A

DESCRIPTION	AMOUNT
Admin/office expense	136
Licenses and permits	<u>286</u>
TOTAL	<u>422</u>

Schedule M-2/Partners' Capital Reconciliation Worksheet

Form 1065

(Keep for your records)

2017

Name(s) as shown on return

Tax ID Number

TL APARTMENTS LLC

27-3503610

Analysis of Current-Year Partners' Capital

1 Beginning partners' capital per balance sheet (Schedule L, column b, line 21)	1	89,877
2 Book income (loss) (Schedule M-1, line 1, or Schedule M-3, page 1, line 11)	2	5,712
3 Capital contributions during the year (Schedule K-1, Item L)	3	
4 Other increases (Schedule M-2, line 4)	4	
5 Distributions (Schedule K, lines 19A and 19B)	5	(21,821)
6 Withdrawals and other decreases (Schedule M-2, line 7)	6	
7 Subtotal (combines lines 1 through 6)	7	73,768
8 Ending partners' capital per balance sheet (Schedule L, column d, line 21)	8	73,768
9 Difference (line 7 minus line 8) (should be zero)	9	

Current-Year Change to Partners' Capital Compared to Current-Year Change to Schedule K, Item L (All Partners)

1 Ending partners' capital (Schedule L, column d, line 21)	1	73,768
2 Beginning partners' capital (Schedule L, column b, line 21)	2	89,877
3 Change in capital (line 1 minus line 2)	3	(16,109)
4 Ending partners' capital (Schedules K-1, item L)	4	73,768
5 Beginning partners' capital (Schedules K-1, item L)	5	89,877
6 Difference (line 4 minus line 5)	6	(16,109)

Current-Year Timing Adjustments from Schedule M-1 Screen (K-1 accounting method other than GAAP)

Subtractions from net income per books (Schedule M-1, lines 5 and 6 - not included on Schedule M-2, line 3)

7 Other income recorded on books not included on Schedule K	7	
8 Depreciation on Schedule K not included on books	8	
9 Other Schedule K items not included on books	9	
10 Total subtractions (lines 7 through 9)	10	

Additions to net income per books (Schedule M-1, lines 2 and 3 - not included on Schedule M-2, line 3)

11 Income included on Schedule K not recorded on books	11	
12 Depreciation on books not included on Schedule K	12	
13 Other items on books not included on Schedule K	13	
14 Total additions (lines 12 through 13)	14	

15 Schedule M-1 timing adjustments not included on Schedule M-2, lines 3, 4, and 7 (combine lines 10 and 14)	15	
--	----	--

Current-Year Timing Adjustments from Schedule M-3 Screens (K-1 accounting method other than GAAP)

Permanent or temporary book-to-tax difference amounts entered on the M32, M33, 8916A, and SCH3 screens appear on line 16 and line 17 as opposite of the actual entries. For example, an entry of -100 would appear as 100.

16 Permanent differences	16	
17 Temporary differences	17	

18 Schedule M-3 timing adjustments not included on Schedule M-2 (combine lines 16 and 17)	18	
---	----	--

19 Capital amount after M-1 timing adjustments (add lines 6 & 15)	19	(16,109)
20 Capital amount after M-3 timing adjustments (add lines 6 & 18)	20	

21 Net reconciliation difference (line 3 minus Line 19 or 20)	21	
--	-----------	--

Capital Account Reconciliation

(Keep for your records)

2017 Page 1

Name(s) as shown on return

Tax ID Number

TL APARTMENTS LLC

27-3503610

Partner Name	Beginning Capital Account	Capital Contributed During Year	Partner's Share of Lines 3, 4 and 7 Form 1065, Sch M-2	Withdrawals and Distributions	Ending Capital Account
JERRY LINDEEN	28,951		1,748	6,677	24,022
KIMBERLY LINDEEN	19,488		1,268	4,844	15,912
PAT TANSEY	20,717		1,348	5,150	16,915
CHAR TANSEY	20,721		1,348	5,150	16,919
TOTALS	<u>89,877</u>		<u>5,712</u>	<u>21,821</u>	<u>73,768</u>

K-K1 Comparison Worksheet

2017

(Keep for your records)

PARTNERSHIP NAME
 TL APARTMENTS LLC

EIN
 27-3503610

Description	***-**-9242 JERRY LINDEEN	***-**-2767 KIMBERLY LINDEEN	***-**-5883 PAT TANSEY	***-**-4351 CHAR TANSEY			Total
k2a Net rental real estate income	1,744	1,265	1,345	1,346			5,700
k5 Interest income.	4	3	3	2			12
k17a Post - 1986 depreciation adj	1,305	947	1,007	1,006			4,265
k19a Dist of cash & marketable se	6,677	4,844	5,150	5,150			21,821

* Item was disposed
of during current year.

Depreciation Detail Listing

FORM 8825 - 5025 UNIVERSITY AVE N COLUMBIA H

For your records only

2017

PAGE 1

Name(s) as shown on return

Social security number/EIN

TL APARTMENTS LLC

27-3503610

No.	Description	Date	Cost	Basis Adjustment	Business percentage	Section 179	Bonus depreciation	Depreciable Basis	Life	Method	Rate	Prior Depreciation	Current Depreciation	Accumulated Depreciation	AMT Current
1	LAND	12292010	73,500	73,500	100.00			0	0		0				
2	BUILDING	12292010	416,500		100.00			416,500	27.5	SL HY	3.636	64,520	15,145	79,665	10,679
3	Appliances	06012012	3,237		100.00			3,237	5	200 DB HY	5.76	2,515	186	2,701	397
4	Closing costs on Refi	04302014	7,356		100.00			7,356	30	AMT-AMT	3.3333	674	245	919	245
5	Appliances Replaced	06012015	686		100.00			686	5	200 DB HY	19.2	534	132	666	122
6	Rear Entrance door Re	05122016	5,112		100.00			5,112	27.5	SL MM	3.636	106	186	292	186
Totals			506,391					432,891				68,349	15,894	84,243	11,629

Land Amount
Net Depreciable Cost 506,391

CY 179 and CY Bonus
TOTAL CY Depr including 179/bonus 15,894

ST ADJ: 4,363

Depreciation Detail Listing

2017

STATE FORM 8825 - 5025 UNIVERSITY AVE N COLUMBIA H

PAGE 1

For your records only

Name(s) as shown on return

Social security number/EIN

TL APARTMENTS LLC

27-3503610

No.	Description	Date	Cost	Basis Adjustment	Business percentage	Section 179	Bonus depreciation	Depreciable Basis	Life	Method	Rate	Prior Depreciation	Current Depreciation	Accumulated Depreciation	AMT Current
1	LAND	12292010	73,500		100.00			0	0		0				
2	BUILDING	12292010	416,500		100.00			416,500	39	SL HY	2.564	64,520	10,679	75,199	
3	Appliances	06012012	3,237		100.00			3,237	7	200 DB HY	8.92	2,515	289	2,804	
4	Closing costs on Refi	04302014	7,356		100.00			7,356	30	AMT	3.3333	674	245	919	
5	Appliances Replaced	06012015	686		100.00			686	5	200 DB HY	19.2	534	132	666	
6	Rear Entrance door Re	05122016	5,112		100.00			5,112	27.5	SL MM	3.636	106	186	292	
Totals			506,391					432,891				68,349	11,531	79,880	

Land Amount
Net Depreciable Cost

506,391

CY 179 and CY Bonus
TOTAL CY Depr including 179/bonus

11,531

ST ADJ:

Next Year's Depreciation Worksheet

(Keep for your records)

2017

Name(s) as shown on return

Tax ID Number

TL APARTMENTS LLC

27-3503610

Form	Multi-Form	Description	Date	Basis	Method	Life	Deduction
8825	1	LAND	12292010		NDA	0	
8825	1	BUILDING	12292010	416,500	SL	27.5	15,145
8825	1	Appliances	06012012	3,237	M	5	
8825	1	Closing costs on Refi	04302014	7,356	AMT	30	245
8825	1	Appliances Replaced	06012015	686	M	5	20
8825	1	Rear Entrance door Repla	05122016	5,112	SL	27.5	186
		TOTAL					15,596

FOR TAX YEAR 2017

TL APARTMENTS LLC

Arlyce Cleveland Ltd
11943 Lever Street NE
Minneapolis, MN 55449
(763)786-4626

Federal Filing Instructions**2017**

Name as shown on return

TL APARTMENTS LLC

Tax ID Number

27-3503610

Date to file by: 09-17-2018

Form to be filed: Form 1065 and supplemental forms and schedules

Sign and date: A general partner or managing member must sign and date the return on the bottom of page 1.

Address to file: Department of the Treasury
Internal Revenue Service Center
Ogden, UT 84201-0011

Form 7004 Filing Instructions**2017**

Name as shown on return

TL APARTMENTS LLC

Tax ID Number

27-3503610

Date to file by: 03-15-2018

Form to be filed: Form 7004

Address to file: Department of the Treasury
Internal Revenue Service Center
Ogden, UT 84201-0045

Other Instructions: An extension to file does not extend the time to pay your tax. You can also e-file Form 7004 and make payment by authorizing an electronic funds withdrawal from the partnership's checking or savings account.

Arlyce Cleveland Ltd

11943 Lever Street NE
Minneapolis, MN 55449
arlyce@accounting-offices.net
Phone: (763)786-4626 | Fax: (763)786-0639

April 12, 2018

JERRY LINDEEN
1148 HERITAGE DRIVE EAST
SHAKOPEE, MN 55379

Subject: Preparation of 2017 Tax Returns

JERRY LINDEEN:

Thank you for choosing Arlyce Cleveland Ltd to assist with the 2017 taxes for TL APARTMENTS LLC. This letter confirms the terms of the engagement and outlines the nature and extent of the services we will provide.

We will prepare 2017 federal and state income tax returns for TL APARTMENTS LLC. We will depend on management to provide the information we need to prepare complete and accurate returns. We may ask management to clarify some items but will not audit or otherwise verify the data submitted.

We will perform accounting services only as needed to prepare the tax returns. Our work will not include procedures to find defalcations or other irregularities. Accordingly, our engagement should not be relied upon to disclose errors, fraud, or other illegal acts, though it may be necessary for management to clarify some of the information submitted. We will inform management of any material errors, fraud, or other illegal acts we discover.

Should we encounter instances of unclear tax law, or of potential conflicts in the interpretation of the law, we will outline the reasonable courses of action and the risks and consequences of each. We will ultimately adopt, on the behalf of TL APARTMENTS LLC, the alternative selected by management.

Our fee is based on the time required at standard billing rates plus out-of-pocket expenses. Invoices are due and payable upon presentation. All accounts not paid within thirty (30) days are subject to interest charges to the extent permitted by state law.

We will return the original records to management at the end of this engagement. Store these records, along with all supporting documents, canceled checks, etc., in a secure location in case these items are needed later to prove accuracy and completeness of a return. We retain copies of your records and our work papers for your engagement for seven years, after which these documents will be destroyed.

Our engagement to prepare the 2017 tax returns will conclude with the delivery of the completed returns to management (if paper-filing) or with the tax matters partner's signature and our subsequent submittal of the tax return (if e-filing). If management has not selected to e-file the returns with our office, management will be solely responsible to file the returns with the appropriate taxing authorities. The tax matters partner should review all tax-return documents carefully before signing them.

To affirm that this letter correctly summarizes the arrangements for this work, sign the enclosed copy of this letter in the space indicated and return it to us in the envelope provided.

Thank you for the opportunity to be of service. For further assistance with your tax needs, contact our office at (763) 786-4626.

Sincerely,

Donna Franklin
Arlyce Cleveland Ltd

Accepted By:

General partner or LLC member manager

Date

Arlyce Cleveland Ltd

11943 Lever Street NE
Minneapolis, MN 55449
arlyce@accounting-offices.net
Phone: (763)786-4626 | Fax: (763)786-0639

April 12, 2018

TL APARTMENTS LLC
1148 HERITAGE DRIVE EAST
SHAKOPEE, MN 55379

TL APARTMENTS LLC:

Enclosed is the 2017 Form 1065, U.S. Return of Partnership Income, prepared for TL APARTMENTS LLC from the information provided. This return will be e-filed with the IRS once we receive a signed Form 8879-PE, IRS e-file Signature Authorization for Form 1065.

Enclosed is the 2017 Minnesota income tax return, prepared for TL APARTMENTS LLC from the information provided. This return will be e-filed with the Minnesota taxing authority.

The partnership's Minnesota income tax return reflects neither a refund nor a balance due.

Also enclosed are letters to the partners and their copies of the Schedule K-1, to be distributed to the partners.

Thank you for the opportunity to be of service. For further assistance with your tax needs, contact this office at (763) 786-4626.

Sincerely,

Donna Franklin
Arlyce Cleveland Ltd

Arlyce Cleveland Ltd

11943 Lever Street NE
 Minneapolis, MN 55449
 arlyce@accounting-offices.net
 Phone: (763)786-4626 | Fax: (763)786-0639

Customer Name	Customer Information	
TL APARTMENTS LLC 1148 HERITAGE DRIVE EAST SHAKOPEE, MN 55379	Invoice #:	
	Date:	April 12, 2018
	Phone:	
	E-mail:	

Your 2017 tax return was prepared by Donna Franklin.

Description	Fee
Federal And Supplemental Forms	
Form 1065	U.S. Partnership Return of Income, page 1
Form 1065 pg 2	U.S. Partnership Return of Income, page 2
Form 1065 pg 3	U.S. Partnership Return of Income, page 3
Form 1065 pg 4	U.S. Partnership Return of Income, page 4
Form 1065 pg 5	U.S. Partnership Return of Income, page 5
K-1	Partner's Share of Income
K-1	Partner's Share of Income
K-1	Partner's Share of Income
K-1	Partner's Share of Income
K-1 Form 8825	Form 8825 for Partners
K-1 Form 8825	Form 8825 for Partners
K-1 Form 8825	Form 8825 for Partners
K-1 Form 8825	Form 8825 for Partners
Schedule B-1	Schedule B-1 Partners Owning 50% or More
Form 4562	Depreciation and Amortization
Form 7004	Extension of Time to File
Form 8825	Rental Real Estate Income and Expenses
Form 8879 PE	IRS E-File Authorization for 1065
FED DEPR Schedule	Federal Depreciation Schedule
Next Year Depr	Next Year Depreciation Schedule
ST DEPR Schedule	State Depreciation Schedule
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks M-2	Partner's Capital Reconciliation Worksheet
Wks PCAR	Capital Account Reconciliation
Statement Sch L	Schedule L - Sch L Other Current Assets
Statement Sch L	Schedule L - Sch L Other Current Liabilities
Statement 8825	Form 8825 - Other Expenses
Comparison	Tax Year Comparison Sheet
K-K1 Comparison	Comparison of Schedule K to K-1

Minnesota Forms		
MN M3	Partnership Income Tax Return	
MN PV83	Partnership Extension Payment	
MN 3A	Fee and Apportionment Schedule	
MN KPI WK	Schedule KPI, Source Gross Income	
MN 4562	MN Depreciation	
MN KPI	Partner's Share of Income	
MN KPI	Partner's Share of Income	
MN KPI	Partner's Share of Income	
MN KPI	Partner's Share of Income	
MN KPI PG 3	Partner's Share of Income, Page 3	
MN KPI PG 3	Partner's Share of Income, Page 3	
MN KPI PG 3	Partner's Share of Income, Page 3	
MN KPI PG 3	Partner's Share of Income, Page 3	

Total Forms	49	Forms Subtotal	0.00
		Total Balance Due	0.00

Payment due upon receipt. Thank you for your business!

1065

Partnership
Diagnostic Summary

2017

Name
TL APARTMENTS LLC

Employer Identification #
27-3503610

Demographics

Mailing Address: 1148 HERITAGE DRIVE EAST Phone:
SHAKOPEE, MN 55379

Resident State: MN

Diagnostics

Preparer: Donna Franklin Invoice: Date: 04-12-2018

Return Information

Item on Return	2017 Federal	2016 Federal (If available)
Total Assets	471,238	493,196
Number of Partners	4	4
Gross Receipts/Sales		
Total Income		
Total Deductions		
Ordinary Income		
Total Equity	73,768	89,877

State/City Information

State/City	Gross Income	Taxable Income	Composite Tax	Other Tax	Refund/ (Balance Due)
MN3	596,516	596,516			

**1065 TAX RETURN COMPARISON
2015 / 2016 / 2017**

2017

Name(s) as shown on return
TL APARTMENTS LLC

Identifying number
27-3503610

	2015 FEDERAL	2016 FEDERAL	2017 FEDERAL	DIFFERENCE BETWEEN 2016 & 2017
Income				
Net receipts				
Cost of goods sold				
Gross profit				
Ordinary income (loss) from other partnerships, estates, trusts				
Net farm profit (loss)				
Net gain/loss from 4797				
Other income				
Total income				
Deductions				
Salaries and wages				
Guaranteed payments to partners				
Repairs and maintenance				
Bad debts				
Rents				
Taxes and licenses				
Interest				
Depreciation from Form 4562				
Depreciation claimed elsewhere				
Net depreciation				
Depletion				
Pension, profit-sharing				
Employee benefits				
Other deductions				
Total deductions				
Ordinary business income(loss)				
SCHEDULE K - Partner's Share Items				
Income				
Ordinary business income (loss)				
Net rental real estate income (loss)	24,340	16,383	5,700	(10,683)
Other net rental income (loss)				
Guaranteed Payments				
Interest income		209	12	(197)
Ordinary dividends				
Qualified dividends				
Royalties				
Net short-term capital gain (loss)				
Net long-term capital gain (loss)				
Collectibles (28%) gain (loss)				
Unrecaptured section 1250 gain				
Net section 1231 gain (loss)				
Other income (loss)				
Deductions				
Section 179 deduction				
Contributions		500		(500)
Investment interest expense				
Section 59(e)(2) expenditures				
Other deductions				
	2015	2016	2017	DIFFERENCE

**1065 TAX RETURN COMPARISON
2015/ 2016 / 2017**

2017

Page 2

Name(s) as shown on return
TL APARTMENTS LLC

Identifying number
27-3503610

	2015 FEDERAL	2016 FEDERAL	2017 FEDERAL	DIFFERENCE BETWEEN 2016 & 2017
Self-Employment				
Net earnings (loss) from self-employment				
Gross farming or fishing income				
Gross nonfarm income				
Credits				
Low-income housing credit (section 42(j)(5))				
Low-income housing credit (other)				
Qualified rehabilitation expenditures (rental real estate)				
Other rental real estate credits				
Other rental credits				
Other credits				
Foreign Transactions				
Gross income from all sources				
Gross income sourced at partner level				
Foreign gross income sourced at partnership				
Passive				
General categories				
Other limitation				
Deductions allocated and apportioned at partner level				
Interest expense				
Other				
Ded allocated / apportioned at ptr level to foreign source inc.				
Passive				
General categories				
Other limitation				
Total foreign taxes paid or accrued				
Reduction in taxes available for credit				
Alternative Minimum Tax (AMT) items				
Post-1986 depreciation adjustment	64	(60)	4,265	4,325
Adjusted gain or loss				
Depletion				
Oil, gas, and geothermal properties - gross income				
Oil, gas, and geothermal properties - deductions				
Other AMT items				
Other information				
Tax-exempt interest income				
Other tax-exempt income				
Nondeductible expenses				
Distribution of cash and marketable securities			21,821	21,821
Distributions of other property				
Investment income		209	12	(197)
Investment expenses				

RESIDENT STATE	MN	MN	MN	
Taxable income	584,043	590,103	596,516	6,413
Total tax				
Overpayment				
Balance due				

2015 2016 2017 DIFFERENCE

Arlyce Cleveland Ltd
11943 Lever Street NE
Minneapolis, MN 55449

TL APARTMENTS LLC
1148 HERITAGE DRIVE EAST
SHAKOPEE, MN 55379



2017 M3, Partnership Return

Tax year beginning 01-01, 2017, ending 12-31-2017

Partnership's Name TL APARTMENTS LLC Federal ID Number 27-3503610 Minnesota Tax ID Number 1761697

Doing Business as _____ Former name, if changed since 2016 return: _____

Mailing Address 1148 HERITAGE DRIVE EAST Check if new address

City SHAKOPEE State MN Zip Code 55379 Number of Schedules KPI and KPC: 4 Number of Partners: 4

Check if: Initial Return Composite Income Tax More than 80% of Income is from Farming LLC Out of Business (see inst.) Installment Sale of Pass-through Assets or Interests

Round amounts to nearest whole dollar

- 1 Minimum fee from line 9 of M3A (see M3A inst., page 6) 1 ■ 0 (enclose M3A)
- 2 Composite income tax for nonresident individual partners 2 ■ 0 (enclose Schedules KPI)
- 3 Minnesota income tax withheld for nonresident individual partners. If you received a Form AWC from a partner, check box: 3 ■ _____ (enclose Forms AWC)
- 4 Add lines 1 through 3 4 ■ 0
- 5 Employer Transit Pass Credit not passed through to partners, limited to the amount of the minimum fee on line 1 (enclose Schedule ETP) 5 ■ _____
- 6 Subtract line 5 from line 4 6 ■ 0
- 7 Enterprise Zone Credit not passed through to partners 7 ■ _____
- 8 Estimated tax and/or extension payments made for 2017 8 ■ _____
- 9 Add lines 7 through 8 9 ■ 0
- 10 Tax due. If line 6 is more than line 9, subtract line 9 from line 6 10 ■ 0
- 11 Penalty (see instructions, page 4) 11 ■ 0
- 12 Interest (see instructions, page 4) 12 ■ 0
- 13 Additional charge for underpayment of estimated tax (enclose Schedule EST) 13 ■ 0
- 14 **AMOUNT DUE.** If you entered an amount on line 10, add lines 10 through 13. Check payment method: Electronic (see inst., pg. 2), or Check (see inst. pg. 2) 14 ■ 0

Continued next page



Partnership's Name TL APARTMENTS LLC	Federal ID Number 27-3503610	Minnesota Tax ID Number 1761697
--	--	---

- 15 Overpayment. If line 9 is more than the sum of lines 6 and 13, subtract line 6 and line 13 from line 9. If line 9 is less than the sum of lines 6 and 13 (see instructions, page 4) 15 ■ 0
- 16 Amount of line 15 to be credited to your 2018 estimated tax 16 ■ 0
- 17 **REFUND.** Subtract line 16 from line 15 17 ■ 0
- 18 To have your refund direct deposited, enter the following. Otherwise, you will receive a check.
You must use an account not associated with any foreign banks.

Account type: **Routing number** **Account number** (use an account not associated with any foreign banks)

Checking **Savings**

Signature of General Partner	Date 04-12-18	Daytime Phone	<input checked="" type="checkbox"/> I authorize the MN Dept. of Revenue to discuss this tax return with the person below.	<input type="checkbox"/> I do not want my paid preparer to file my return electronically.
Print Name of General Partner	Email Address for Correspondence, if Desired	This email address belongs to:		
		<input type="checkbox"/> Employee	<input type="checkbox"/> Paid Preparer	<input type="checkbox"/> Other:
Paid Preparer's Signature if Other than Partner	Date 04-12-18	Daytime Phone 763-786-4626	Preparer's PTIN P01243894	

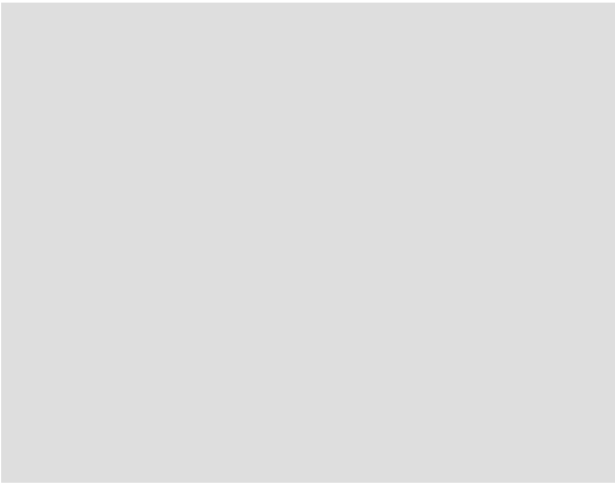
Include a complete copy of federal Form 1065, Schedules K and K-1, and other federal schedules.
Mail to: Minnesota Partnership Tax, Mail Station 1760, St. Paul, MN 55145-1760



2017 M3A, Apportionment and Minimum Fee

All partnerships must complete M3A to determine its Minnesota source income and minimum fee. See M3A instructions beginning on page 6.

	A In Minn.	B Total	C Factors (A ÷ B) <i>(carry to 5 decimal places)</i>
Property			
1 a Average value of inventory 1a	0		
b Average value of buildings, machinery and other tangible property owned . . . 1b	425535		
c Average value of land owned 1c	73500		
Total average value of tangible property owned at original cost <i>(add lines 1a-1c)</i> . . . 1	499035		
2 Capitalized rents paid by partnership <i>(gross rents paid x 8)</i> 2	0		
3 Add lines 1 and 2 3	499035		
Payroll			
4 Total payroll, including guaranteed payments to partners 4	0		
Sales			
5 Sales <i>(including rents received)</i> 5	97481	97481	1.00000
Minimum Fee Calculation			
6 Total of lines 3, 4 and 5 in column A 6	596516		
7 Adjustments <i>(see instructions, page 7)</i> 7			<i>(Identify pass-through entity and enclose schedule.)</i>
Schedule KPC MUST be included.			
8 Combine lines 6 and 7 8	596516		
9 Minimum fee <i>(determine using the amount on line 8 and the table below)</i> 9	0		<i>Enter this amount on line 1 of your Form M3.</i>



Minimum Fee Table	
If line 8 of M3A is:	your minimum fee* is:
Less than \$970,000	\$0
\$970,000 to \$1,959,999	\$200
\$1,960,000 to \$9,769,999	\$590
\$9,770,000 to \$19,539,999	\$1,960
\$19,540,000 to \$39,079,999	\$3,910
\$39,080,000 or More	\$9,770

***The following partnerships do not have to pay a minimum fee:**

- Farm partnerships with more than 80 percent of income from farming

If you are exempt from the minimum fee, enter zero on line 9 above and on line 1 of Form M3.



Partner's Name JERRY LINDEEN	Partner's Federal ID Number or Social Security Number 469-86-9242
Partnership's Name TL APARTMENTS LLC	Partnership's Federal ID Number 27-3503610

12 Greater Minnesota Internship Credit	12 ■ _____	M1B, line 3
13 Credit for historic structure rehabilitation and enter NPS project number: <input type="text"/>	13 ■ _____	M1B, line 2
14 Employer Transit Pass Credit	14 ■ _____	M1C, line 4
15 Enterprise Zone Credit	15 ■ _____	M1B, line 4
Relating to Alternative Minimum Tax		
16 Intangible drilling costs	16 ■ _____	<i>Use lines 16-19 to compute M1MT, lines 6 and 7. See M1MT instructions for details.</i>
17 Gross income from oil, gas and geothermal properties	17 ■ _____	
18 Deductions allocable to oil, gas and geothermal properties	18 ■ _____	
19 Depletion	19 ■ _____	
Minnesota Portion of Amounts From Federal Schedule K-1 (1065)		
20 Minnesota source gross income	20 ■ _____	<i>info only (see inst.)</i>
21 Ordinary Minnesota source income (loss) from trade or business activities	21 ■ _____	M1NR, line 6, col B
22 Income (loss) from Minnesota rental real estate	22 ■ _____	M1NR, line 6, col B
23 Other net income (loss) from Minnesota rental activities	23 ■ _____	M1NR, line 6, col B
24 Guaranteed payments	24 ■ _____	M1NR, line 6, col B
25 Interest income	25 ■ _____	M1NR, line 2, col B
26 Ordinary dividends	26 ■ _____	M1NR, line 2, col B
27 Royalties	27 ■ _____	M1NR, line 6, col B
28 Net Minnesota short-term capital gain (loss)	28 ■ _____	M1NR, line 4, col B
29 Net Minnesota long-term capital gain (loss)	29 ■ _____	M1NR, line 4, col B
30 Section 1231 Minnesota net gain (loss)	30 ■ _____	M1NR, line 4 or 8, col B
31 Other Minnesota income (loss). (Describe type of income or include separate sheet: _____)	31 ■ _____	M1NR, line 8, col B
32 Section 179 expense deduction apportionable to Minnesota	32 ■ _____	M1NR inst, line 6, col B

Continued next page



Partner's Name JERRY LINDEEN	Partner's Federal ID Number or Social Security Number 469-86-9242
Partnership's Name TL APARTMENTS LLC	Partnership's Federal ID Number 27-3503610

33 Partnership's Minnesota apportionment factor
(line 5, column C of M3A) 33 ■ 1.00000 *information only*

Nonresident Individual Partners Only:
Composite Income Tax or Nonresident Withholding

34 Minnesota source distributive income (see instructions) 34 ■ _____ *If an amount is on line 36 below, include line 34 on*

35 Minnesota composite income tax paid by partnership.
If the partner elected composite income tax, check this box: 35 ■ _____ *M1W, line 7, col. B. composite income tax*

36 Minnesota income tax withheld for nonresident individual partner not electing to file composite income tax. If the partner completed and signed a Form AWC, check this box: 36 ■ _____ *M1W, line 7, col C*

Partnership: Include this schedule and copies of federal Schedules K and K-1 with your Form M3.

Partner: Include this schedule with your Form M1 (individuals) or Form M2 (estates and trusts).





2017 KPI, Partner's Share of Income, Credits and Modifications

Partnership: Complete and provide Schedule KPI to each nonresident individual, estate or trust partner and any Minnesota individual, estate or trust partner who has adjustments to income. For corporate and partnership partners, use Schedule KPC instead.

Tax year beginning _____, 2017 and ending _____

Amended KPI:

Partner's Federal ID or SSN Number	FEIN/SSN of partner ultimately taxed (see inst)	Partnership's Federal ID Number	Partnership's Minnesota Tax ID
367-64-2767		27-3503610	1761697
Partner's Name		Partnership's Name	
KIMBERLY LINDEEN		TL APARTMENTS LLC	
Mailing Address		Mailing Address	
1148 HERTIAGE DRIVE EAST		1148 HERITAGE DRIVE EAST	
City	State	ZIP Code	City
SHAKOPPE	MN	55379	SHAKOPEE
			State
			ZIP Code
			MN 55379
Entity of Partner (check one box): <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Trust <input type="checkbox"/> Estate Partner's distributive share: 22.20 %			

Calculate lines 1-19 the same for all resident and nonresident partners. Calculate lines 20-36 for nonresident partners only. Round amounts to the nearest whole dollar.

Individual, Estate and Trust Partners

Form M1 filers, include on:

- 1 Interest income from non-Minnesota state and municipal bonds 1 ■ _____ M1M, line 4
- 2 State income tax deducted in arriving at ordinary or net rental income . . . 2 ■ _____ M1M, line 7
- 3 Expenses deducted attributable to income not taxed by Minnesota (other than interest or mutual fund dividends from U. S. bonds) 3 ■ _____ M1M, line 9
- 4 If the partnership elected section 179 expensing, enter the partner's flow-through section 179 expensing for Minnesota purposes 4 ■ _____ M1M, see line 6 inst
- 5 100% of partner's distributive share of federal bonus depreciation 5 ■ _____ M1M, see line 5 inst
- 6 Fines, fees and penalties deducted federally as a trade or business expense 6 ■ _____ M1M, line 10
- 7a Partner's Pro rata gross profit from installment sales of pass-through businesses (see instructions) 7a ■ _____ M1AR, line 1
- 7b Partner's pro rata installment sale income from pass-through businesses (see instructions) 7b ■ _____ M1AR, line 2
- 8 Addition due to federal changes not adopted by Minnesota . . . 8a ■ _____
- . . . 8b ■ _____
- 9 Interest from U.S. government bond obligations, minus any expenses deducted on the federal return that are attributable to this income 9 ■ _____ M1M, line 18
- 10 Subtraction due to federal changes not adopted by Minnesota . . 10a ■ _____
- . . 10b ■ _____
- 11 Credit for increasing research activities 11 ■ _____ M1C, line 3

Continued next page





Partner's Name KIMBERLY LINDEEN	Partner's Federal ID Number or Social Security Number 367-64-2767
Partnership's Name TL APARTMENTS LLC	Partnership's Federal ID Number 27-3503610

12 Greater Minnesota Internship Credit	12 ■ _____	M1B, line 3
13 Credit for historic structure rehabilitation and enter NPS project number: <input type="text"/>	13 ■ _____	M1B, line 2
14 Employer Transit Pass Credit	14 ■ _____	M1C, line 4
15 Enterprise Zone Credit	15 ■ _____	M1B, line 4
Relating to Alternative Minimum Tax		
16 Intangible drilling costs	16 ■ _____	<i>Use lines 16-19 to compute M1MT, lines 6 and 7. See M1MT instructions for details.</i>
17 Gross income from oil, gas and geothermal properties	17 ■ _____	
18 Deductions allocable to oil, gas and geothermal properties	18 ■ _____	
19 Depletion	19 ■ _____	
Minnesota Portion of Amounts From Federal Schedule K-1 (1065)		
20 Minnesota source gross income	20 ■ _____	<i>info only (see inst.)</i>
21 Ordinary Minnesota source income (loss) from trade or business activities	21 ■ _____	M1NR, line 6, col B
22 Income (loss) from Minnesota rental real estate	22 ■ _____	M1NR, line 6, col B
23 Other net income (loss) from Minnesota rental activities	23 ■ _____	M1NR, line 6, col B
24 Guaranteed payments	24 ■ _____	M1NR, line 6, col B
25 Interest income	25 ■ _____	M1NR, line 2, col B
26 Ordinary dividends	26 ■ _____	M1NR, line 2, col B
27 Royalties	27 ■ _____	M1NR, line 6, col B
28 Net Minnesota short-term capital gain (loss)	28 ■ _____	M1NR, line 4, col B
29 Net Minnesota long-term capital gain (loss)	29 ■ _____	M1NR, line 4, col B
30 Section 1231 Minnesota net gain (loss)	30 ■ _____	M1NR, line 4 or 8, col B
31 Other Minnesota income (loss). (Describe type of income or include separate sheet: _____)	31 ■ _____	M1NR, line 8, col B
32 Section 179 expense deduction apportionable to Minnesota	32 ■ _____	M1NR inst, line 6, col B

Continued next page



Partner's Name KIMBERLY LINDEEN	Partner's Federal ID Number or Social Security Number 367-64-2767
Partnership's Name TL APARTMENTS LLC	Partnership's Federal ID Number 27-3503610

33 Partnership's Minnesota apportionment factor
(line 5, column C of M3A) 33 ■ 1.00000 *information only*

Nonresident Individual Partners Only:
Composite Income Tax or Nonresident Withholding

34 Minnesota source distributive income (see instructions) 34 ■ _____ *If an amount is on line 36 below, include line 34 on*

35 Minnesota composite income tax paid by partnership.
If the partner elected composite income tax, check this box: 35 ■ _____ *M1W, line 7, col. B. composite income tax*

36 Minnesota income tax withheld for nonresident individual partner not electing to file composite income tax. If the partner completed and signed a Form AWC, check this box: 36 ■ _____ *M1W, line 7, col C*

Partnership: Include this schedule and copies of federal Schedules K and K-1 with your Form M3.

Partner: Include this schedule with your Form M1 (individuals) or Form M2 (estates and trusts).





Partner's Name PAT TANSEY	Partner's Federal ID Number or Social Security Number 474-76-5883
Partnership's Name TL APARTMENTS LLC	Partnership's Federal ID Number 27-3503610

12 Greater Minnesota Internship Credit	12 ■ _____	M1B, line 3
13 Credit for historic structure rehabilitation and enter NPS project number: <input type="text"/>	13 ■ _____	M1B, line 2
14 Employer Transit Pass Credit	14 ■ _____	M1C, line 4
15 Enterprise Zone Credit	15 ■ _____	M1B, line 4
Relating to Alternative Minimum Tax		
16 Intangible drilling costs	16 ■ _____	<i>Use lines 16-19 to compute M1MT, lines 6 and 7. See M1MT instructions for details.</i>
17 Gross income from oil, gas and geothermal properties	17 ■ _____	
18 Deductions allocable to oil, gas and geothermal properties	18 ■ _____	
19 Depletion	19 ■ _____	
Minnesota Portion of Amounts From Federal Schedule K-1 (1065)		
20 Minnesota source gross income	20 ■ _____	<i>info only (see inst.)</i>
21 Ordinary Minnesota source income (loss) from trade or business activities	21 ■ _____	M1NR, line 6, col B
22 Income (loss) from Minnesota rental real estate	22 ■ _____	M1NR, line 6, col B
23 Other net income (loss) from Minnesota rental activities	23 ■ _____	M1NR, line 6, col B
24 Guaranteed payments	24 ■ _____	M1NR, line 6, col B
25 Interest income	25 ■ _____	M1NR, line 2, col B
26 Ordinary dividends	26 ■ _____	M1NR, line 2, col B
27 Royalties	27 ■ _____	M1NR, line 6, col B
28 Net Minnesota short-term capital gain (loss)	28 ■ _____	M1NR, line 4, col B
29 Net Minnesota long-term capital gain (loss)	29 ■ _____	M1NR, line 4, col B
30 Section 1231 Minnesota net gain (loss)	30 ■ _____	M1NR, line 4 or 8, col B
31 Other Minnesota income (loss). (Describe type of income or include separate sheet: _____)	31 ■ _____	M1NR, line 8, col B
32 Section 179 expense deduction apportionable to Minnesota	32 ■ _____	M1NR inst, line 6, col B

Continued next page



Partner's Name PAT TANSEY	Partner's Federal ID Number or Social Security Number 474-76-5883
Partnership's Name TL APARTMENTS LLC	Partnership's Federal ID Number 27-3503610

33 Partnership's Minnesota apportionment factor
(line 5, column C of M3A) 33 ■ 1.00000 *information only*

Nonresident Individual Partners Only:
Composite Income Tax or Nonresident Withholding

34 Minnesota source distributive income (see instructions) 34 ■ _____ *If an amount is on line 36 below, include line 34 on*

35 Minnesota composite income tax paid by partnership.
If the partner elected composite income tax, check this box: 35 ■ _____ *M1W, line 7, col. B. composite income tax*

36 Minnesota income tax withheld for nonresident individual partner not electing to file composite income tax. If the partner completed and signed a Form AWC, check this box: 36 ■ _____ *M1W, line 7, col C*

Partnership: Include this schedule and copies of federal Schedules K and K-1 with your Form M3.

Partner: Include this schedule with your Form M1 (individuals) or Form M2 (estates and trusts).





2017 KPI, Partner's Share of Income, Credits and Modifications

Partnership: Complete and provide Schedule KPI to each nonresident individual, estate or trust partner and any Minnesota individual, estate or trust partner who has adjustments to income. For corporate and partnership partners, use Schedule KPC instead.

Tax year beginning _____, 2017 and ending _____

Amended KPI:

Partner's Federal ID or SSN Number	FEIN/SSN of partner ultimately taxed (see inst)	Partnership's Federal ID Number	Partnership's Minnesota Tax ID		
475-74-4351		27-3503610	1761697		
Partner's Name		Partnership's Name			
CHAR TANSEY		TL APARTMENTS LLC			
Mailing Address		Mailing Address			
9675 WINSLOW CHASE		1148 HERITAGE DRIVE EAST			
City	State	ZIP Code	City	State	ZIP Code
MAPLE GROVE	MN	55311	SHAKOPEE	MN	55379
Entity of Partner (check one box): <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Trust <input type="checkbox"/> Estate			Partner's distributive share: 23.60 %		

Calculate lines 1-19 the same for all resident and nonresident partners. Calculate lines 20-36 for nonresident partners only. Round amounts to the nearest whole dollar.

Individual, Estate and Trust Partners

Form M1 filers, include on:

- 1 Interest income from non-Minnesota state and municipal bonds 1 ■ _____ M1M, line 4
- 2 State income tax deducted in arriving at ordinary or net rental income . . . 2 ■ _____ M1M, line 7
- 3 Expenses deducted attributable to income not taxed by Minnesota (other than interest or mutual fund dividends from U. S. bonds) 3 ■ _____ M1M, line 9
- 4 If the partnership elected section 179 expensing, enter the partner's flow-through section 179 expensing for Minnesota purposes 4 ■ _____ M1M, see line 6 inst
- 5 100% of partner's distributive share of federal bonus depreciation 5 ■ _____ M1M, see line 5 inst
- 6 Fines, fees and penalties deducted federally as a trade or business expense 6 ■ _____ M1M, line 10
- 7a Partner's Pro rata gross profit from installment sales of pass-through businesses (see instructions) 7a ■ _____ M1AR, line 1
- 7b Partner's pro rata installment sale income from pass-through businesses (see instructions) 7b ■ _____ M1AR, line 2
- 8 Addition due to federal changes not adopted by Minnesota . . . 8a ■ _____
- . . . 8b ■ _____
- 9 Interest from U.S. government bond obligations, minus any expenses deducted on the federal return that are attributable to this income 9 ■ _____ M1M, line 18
- 10 Subtraction due to federal changes not adopted by Minnesota . . 10a ■ _____
- . . 10b ■ _____
- 11 Credit for increasing research activities 11 ■ _____ M1C, line 3

Continued next page





Partner's Name CHAR TANSEY	Partner's Federal ID Number or Social Security Number 475-74-4351
Partnership's Name TL APARTMENTS LLC	Partnership's Federal ID Number 27-3503610

12 Greater Minnesota Internship Credit	12 ■ _____	M1B, line 3
13 Credit for historic structure rehabilitation and enter NPS project number: <input type="text"/>	13 ■ _____	M1B, line 2
14 Employer Transit Pass Credit	14 ■ _____	M1C, line 4
15 Enterprise Zone Credit	15 ■ _____	M1B, line 4
Relating to Alternative Minimum Tax		
16 Intangible drilling costs	16 ■ _____	<i>Use lines 16-19 to compute M1MT, lines 6 and 7. See M1MT instructions for details.</i>
17 Gross income from oil, gas and geothermal properties	17 ■ _____	
18 Deductions allocable to oil, gas and geothermal properties	18 ■ _____	
19 Depletion	19 ■ _____	
Minnesota Portion of Amounts From Federal Schedule K-1 (1065)		
20 Minnesota source gross income	20 ■ _____	<i>info only (see inst.)</i>
21 Ordinary Minnesota source income (loss) from trade or business activities	21 ■ _____	M1NR, line 6, col B
22 Income (loss) from Minnesota rental real estate	22 ■ _____	M1NR, line 6, col B
23 Other net income (loss) from Minnesota rental activities	23 ■ _____	M1NR, line 6, col B
24 Guaranteed payments	24 ■ _____	M1NR, line 6, col B
25 Interest income	25 ■ _____	M1NR, line 2, col B
26 Ordinary dividends	26 ■ _____	M1NR, line 2, col B
27 Royalties	27 ■ _____	M1NR, line 6, col B
28 Net Minnesota short-term capital gain (loss)	28 ■ _____	M1NR, line 4, col B
29 Net Minnesota long-term capital gain (loss)	29 ■ _____	M1NR, line 4, col B
30 Section 1231 Minnesota net gain (loss)	30 ■ _____	M1NR, line 4 or 8, col B
31 Other Minnesota income (loss). (Describe type of income or include separate sheet: _____)	31 ■ _____	M1NR, line 8, col B
32 Section 179 expense deduction apportionable to Minnesota	32 ■ _____	M1NR inst, line 6, col B

Continued next page



Partner's Name CHAR TANSEY	Partner's Federal ID Number or Social Security Number 475-74-4351
Partnership's Name TL APARTMENTS LLC	Partnership's Federal ID Number 27-3503610

33 Partnership's Minnesota apportionment factor
(line 5, column C of M3A) 33 ■ 1.00000 information only

**Nonresident Individual Partners Only:
Composite Income Tax or Nonresident Withholding**

34 Minnesota source distributive income (see instructions) 34 ■ _____ If an amount is on line 36 below, include line 34 on

35 Minnesota composite income tax paid by partnership.
If the partner elected composite income tax, check this box: 35 ■ _____ M1W, line 7, col. B.
composite income tax

36 Minnesota income tax withheld for nonresident individual partner not electing to file composite income tax. If the partner completed and signed a Form AWC, check this box: 36 ■ _____ M1W, line 7, col C

Partnership: Include this schedule and copies of federal Schedules K and K-1 with your Form M3.

Partner: Include this schedule with your Form M1 (individuals) or Form M2 (estates and trusts).



(Keep for your records)

Partnership Name As Shown on Return

Your social security number

TL APARTMENTS LLC

27-3503610

Minnesota Source Gross Income:

Form 1065, Line 8	_____
Form 8825, Line 18a	<u>97481</u>
Form 8825, Line 19	_____
Form 8825, Line 20	_____
Form 1065, Sch K, Line 3a	_____
Form 1065, Sch K, Line 5	<u>12</u>
Form 1065, Sch K, Line 6a	_____
Form 1065, Sch K, Line 7	_____
Form 1065, Sch K, Line 8	_____
Form 1065, Sch K, Line 9a	_____
Form 1065, Sch K, Line 10	_____
Form 1065, Sch K, Line 11	_____
	<u>97493</u>
Total Gross Income	_____
	<u>1.00000</u>
MN Apportionment % from Form M3A	_____
	<u>97493</u>
MN Source Gross Income	_____

To get each nonresident partner's share of MN source gross income multiply the number above by the partner's distributive share percentage.

**For your records only. Do Not Mail to Minnesota.
Depreciation and Amortization**

(Including Information on Listed Property)
Note: Minnesota does not allow any additional depreciation benefits provided by I.R.C. Section 168(k) and 1400L. ▶ See separate instructions.

2017

Minnesota

Name(s) shown on return TL APARTMENTS LLC	Business or activity to which this form relates FORM 8825 - 1	Identification number 27-3503610
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Part I Election To Expense Certain Tangible Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount. See IRS instructions for a higher limit for certain businesses	1	25,000
2	Total cost of IRC Section 179 property placed in service (see IRS instructions)	2	
3	Threshold cost of IRC Section 179 property before reduction in limitation	3	200,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	0
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see IRS instructions	5	25,000
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29.	7	
8	Total elected cost of IRC Section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2016 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	IRC Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2018. Add lines 9 and 10, less line 12 . . ▶	13	

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year	14	Not allowed for MINNESOTA purposes
15	Property subject to IRC Section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	10,865

Part III MACRS Depreciation (Do not include listed property.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2017	17	421
18	If you are electing under IRC Section 168(i)(4) to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/>		

Section B - Assets Placed in Service During 2017 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only-see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	

Part IV Section C - Assets Placed in Service During 2017 Tax Year Using the Alternative Depreciation System

20a	Class life				S/L	
b	12-year		12 yrs.		S/L	
c	40-year		40 yrs.	MM	S/L	

Summary

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return	22	11,286
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to IRC Section 263A costs	23	

Part V Listed Property (Include automobiles, certain other vehicles, cellular telephones, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete **only** 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A - Depreciation and Other Information (Caution: See IRS instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed?				Yes <input type="checkbox"/>	No <input type="checkbox"/>	24b If "Yes," is the evidence written?				Yes <input type="checkbox"/>	No <input type="checkbox"/>
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost			
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use:								25	Not Allowed for Minnesota Purposes		
26 Property used more than 50% in a qualified business use:											
		%									
		%									
		%									
27 Property used 50% or less in a qualified business use:											
		%				S/L-					
		%				S/L-					
		%				S/L-					
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1								28			
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1										29	

Section B - Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a)		(b)		(c)		(d)		(e)		(f)	
	Vehicle 1	Vehicle 2	Vehicle 3	Vehicle 4	Vehicle 5	Vehicle 6						
30 Total business/investment miles driven during the year (do not include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year. Add lines 30 through 32												
34 Was the vehicle available for personal use during off-duty hours?	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons.

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See IRS instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use?		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," do not complete Section B for the covered vehicles.

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2017 tax year:					
43 Amortization of costs that began before your 2017 tax year				43	245
44 Total. Add amounts in column (f)				44	245