

U.S. Return of Partnership Income

For calendar year 2018, or tax year beginning _____, 2018, ending _____, 20 _____.

2018

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

A Principal business activity Property Manage	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 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 instructions) \$ 477,806

G Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return

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 (see instructions)		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	
Tax and Payment	23 Interest due under the look-back method - completed long-term contracts (attach Form 8697)		23
	24 Interest due under the look-back method - income forecast method (attach Form 8866)		24
	25 BBA AAR imputed underpayment (see instructions)		25
	26 Other taxes (see instructions)		26
	27 Total balance due. Add lines 23 through 27		27
	28 Payment (see instructions)		28
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed.		29
	30 Overpayment. If line 28 larger than line 27, enter overpayment		30

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 04-03-2019	Check <input type="checkbox"/> if self-employed	PTIN P01243894
Firm's name ▶ Arlyce Cleveland LTD	Firm's EIN ▶ 41-1975782		Phone no. (763)786-4626	
Firm's address ▶ 11943 Lever Street NE Minneapolis, MN 55449				

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 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?
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?

3 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?

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?

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

4 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

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

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

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

8 At any time during calendar year 2018, 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)?

9 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 or Certain Foreign Gifts.

10a 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.

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.

Schedule B Other Information (continued)

	Yes	No
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
11 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"/>		
12 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
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, (FDEs) and Foreign Branches (FBs) enter the number of Forms 8858 attached. See instructions ▶		
14 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
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ▶ 0		
16a Did you make any payments in 2018 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?		
17 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶		
18 Enter the number of partners that are foreign governments under section 892. ▶		
19 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
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions to Form 8938		X
21 Is the partnership a section 721(c) partnership, as defined in Treasury Regulations section 1.721(c)-1T(b)(14)?		X
22 During the tax year, did the partnership pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions. If "Yes," enter the total amount of the disallowed deductions. ▶ \$		
23 Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		X
24 Does the partnership satisfy one of the following conditions and the partnership does not own a pass-through entity with current year, or prior year, carryover excess business interest expense? See instructions	X	
a The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year do not exceed \$25 million, and the partnership is not a tax shelter, or		
b The partnership only has business interest expense from (1) an electing real property trade or business, (2) an electing farming business, or (3) certain utility businesses under section 163(j)(7). If "No," complete and attach Form 8990.		
25 Is this partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III, line 3. ▶ _____ If "No," complete Designation of Partnership Representative below.		X

Designation of Partnership Representative (see instructions)

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Name of PR ▶	JERRY LINDEEN	U.S. taxpayer identification number of PR ▶	469-86-9242
U.S. address of PR ▶	1148 HERITAGE DRIVE EAST SHAKOPEE MN 55379	U.S. phone number of PR ▶	(612) 239-6390
If the PR is an entity, name of the designated individual for the PR ▶		U.S. taxpayer identification number of the designated individual ▶	
U.S. address of designated individual ▶		U.S. phone number of designated individual ▶	

26 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund?		X
If "Yes," enter the amount from Form 8996, line 13. ▶ \$		

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	22,234
	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	52
	6	Dividends and dividend equivalents:	6a	
	a	Ordinary dividends	6b	
	b	Qualified dividends	6c	
	c	Dividend equivalents		
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	Section 951A category ▶ e Foreign branch category ▶	16e	
	f	Passive category ▶ g General category ▶ h Other (attach statement) ▶	16h	
		Deductions allocated and apportioned at partner level		
	i	Interest expense ▶ j Other ▶	16j	
		Deductions allocated and apportioned at partnership level to foreign source income		
	k	Section 951A category ▶ l Foreign branch category ▶	16l	
m	Passive category ▶ n General category ▶ o Other (attach statement) ▶	16o		
p	Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16p		
q	Reduction in taxes available for credit (attach statement)	16q		
r	Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	17 a	Post-1986 depreciation adjustment	17a	3,975
	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	5,007
	b	Distributions of other property	19b	
	20 a	Investment income	20a	52
b	Investment expenses	20b		
c	Other items and amounts (attach statement)			

Analysis of Net Income (Loss)

Table with 7 columns: (i) Corporate, (ii) Individual (active), (iii) Individual (passive), (iv) Partnership, (v) Exempt Organization, (vi) Nominee/Other. Row 1: Net income (loss) ... 22,286. Row 2: Analysis by partner type: a General partners, b Limited partners ... 22,286.

Schedule L Balance Sheets per Books. Table with 5 columns: (a) Beginning of tax year, (b) End of tax year, (c) End of tax year, (d) End of tax year. Rows include Assets (Cash, Trade notes, Inventories, etc.) and Liabilities and Capital (Accounts payable, Mortgages, etc.).

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.

Schedule M-1 Reconciliation table. Rows 1-5: Net income per books, Income included on Schedule K, Guaranteed payments, Expenses recorded on books. Rows 6-9: Income recorded on books not included, Deductions included, Add lines 6 and 7, Income (loss) per return.

Schedule M-2 Analysis of Partners' Capital Accounts

Schedule M-2 Analysis of Partners' Capital Accounts table. Rows 1-5: Balance at beginning of year, Capital contributed (Cash, Property), Net income per books, Other increases. Rows 6-9: Distributions (Cash, Property), Other decreases, Add lines 6 and 7, Balance at end of year.

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

▶ Attach to Form 1065 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	100,714		
Rental Real Estate Expenses					
3	Advertising	3			
4	Auto and travel	4			
5	Cleaning and maintenance	5	6,176		
6	Commissions	6	945		
7	Insurance	7	4,696		
8	Legal and other professional fees	8	6,576		
9	Interest (see instructions)	9	17,158		
10	Repairs	10	5,124		
11	Taxes	11	10,843		
12	Utilities	12	11,116		
13	Wages and salaries	13			
14	Depreciation (see instructions)	14	15,351		
15	Other (list) ▶ <u>Amortization</u>		245		
	<u>Statement #8A</u>	15	250		
16	Total expenses for each property. Add lines 3 through 15	16	78,480		
17	Income or (loss) from each property. Subtract line 16 from line 2	17	22,234		

18a	Total gross rents. Add gross rents from line 2, columns A through H	18a	100,714
b	Total expenses. Add total expenses from line 16, columns A through H	18b	(78,480)
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	21	22,234

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 2a)

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 2b)

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

2018

Final K-1

Amended K-1

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

For calendar year 2018, or tax year

beginning _____, 2018 ending _____, 20

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

See page 2 of form and separate instructions.

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

Table with 3 columns: Item number, Description, and Amount. Includes items 1-14 and 15-20.

Part I Information About the Partnership

Form section for Part I containing fields A through D for partnership information.

Part II Information About the Partner

Form section for Part II containing fields E through M for partner information and capital analysis.

*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.

Code	Report on
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	
Passive loss	See the Partner's Instructions
Passive income	Schedule E, line 28, column (h)
Nonpassive loss	See the Partner's Instructions
Nonpassive income	Schedule E, line 28, column (k)
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 (h)
Net loss	See the Partner's Instructions
4. Guaranteed payments	Schedule E, line 28, column (k)
5. Interest income	Form 1040, line 2b
6a. Ordinary dividends	Form 1040, line 3b
6b. Qualified dividends	Form 1040, line 3a
6c. Dividend equivalents	See the Partner's Instructions
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	Schedule 1 (Form 1040), line 21 or Form 982
F Section 951A income	
G Section 965(a) inclusion	
H Subpart F income other than sections 951A and 965 inclusion	See the Partner's Instructions
I Other income (loss)	
12. Section 179 deduction	See the Partner's Instructions
13. Other deductions	
A Cash contributions (60%)	
B Cash contributions (30%)	
C Noncash contributions (50%)	
D Noncash contributions (30%)	
E Capital gain property to a 50% organization (30%)	See the Partner's Instructions
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 Excess business interest expense	See the Partner's Instructions
L Deductions-portfolio (other)	Schedule A, line 16
M Amounts paid for medical insurance	Schedule A, line 1 or Schedule 1 (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 through V	See the Partner's Instructions
T through V	Reserved for future use
W Other deductions	See the Partner's Instructions
X Section 965(c) deduction	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	
B Low-income housing credit (other) from pre-2008 buildings	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	See the Partner's Instructions
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	Schedule 5 (Form 1040), line 74, box a
I Biofuel producer credit	See the Partner's Instructions
J Work opportunity credit	
K Disabled access credit	
L Empowerment zone employment credit	
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	
B Gross income from all sources	Form 1116, Part I
C Gross income sourced at partner level	
<i>Foreign gross income sourced at partnership level</i>	
D Section 951A category	
E Foreign branch category	
F Passive category	Form 1116, Part I
G General category	
H Other	
<i>Deductions allocated and apportioned at partner level</i>	
I Interest expense	Form 1116, Part I
J Other	Form 1116, Part I
<i>Deductions allocated and apportioned at partnership level to foreign source income</i>	
K Section 951A category	
L Foreign branch category	
M Passive category	Form 1116, Part I
N General category	
O Other	
<i>Other information</i>	
P Total foreign taxes paid	Form 1116, Part II
Q Total foreign taxes accrued	Form 1116, Part II
R Reduction in taxes available for credit	Form 1116, line 12
S Foreign trading gross receipts	Form 8873
T Extraterritorial income exclusion	Form 8873
U Section 951A(c)(1)(A) tested income	
V Tested foreign income tax	
W Section 965 information	See the Partner's Instructions
X Other foreign transactions	
17. Alternative minimum tax (AMT) items	
A Post-1986 depreciation adjustment	
B Adjusted gain or loss	
C Depletion (other than oil & gas)	See the Partner's Instructions and the Instructions for Form 6251
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 2a
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	
B Distribution subject to section 737	
C Other property	See the Partner's Instructions
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	
M Recapture of section 179 deduction	
N Interest expense for corporate partners	
O through Y	
Z Section 199A income	
AA Section 199A W-2 wages	
AB Section 199A unadjusted basis	
AC Section 199A REIT dividends	
AD Section 199A PTP income	
AE Excess taxable income	
AF Excess business interest income	
AG Gross receipts for section 59A(e)	
AH Other information	See the Partner's Instructions

8825

K-1 Rental Real Estate Activity

2018

Information provided to determine participation level in each rental property
(For shareholder's and partner's records only)

Shareholder/Partner Name

JERRY LINDEEN

Ownership percentage

30.6

EIN/SSN

469-86-9242

Description	Type	Line 17 Income/Loss	Line 19 4797	Line 20a Pass-thru	Line 21 Net
5025 UNIVERSITY AVE N COLUMBIA HEIGHTS, MN 55421	2 Multi-family	6,804			
Accumulated differences may occur as a result of rounding individual properties.					
Totals		6,804			6,804

Partner's Adjusted Basis Worksheet

2018

Keep for your records.

Partner Number:	TIN: 469-86-9242	Tax year ending: 12-31-2018	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>118,348</u>		
B. Partner's share of partnership liabilities from PRIOR year		B. (<u>121,625</u>)		
C. Increases (Decrease) in share of Partnership Liabilities during this tax period		C. <u>(3,277)</u>		
1. Adjusted Basis from preceding year				1. <u>145,647</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>6,804</u>		
c. Other Rental Income (Sch K-1, Line 3c)		c. _____		
d. Interest, Dividends & Royalties (Sch K-1, Lines 5,6a,6c & 7)		d. <u>16</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>6,820</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>152,467</u>
6. Distributions to the Partner during the year			6. <u>1,532</u>	
7. Decrease in Partner's Share of Partnership Liabilities from line C above			7. <u>3,277</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>147,658</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>147,658</u>
12. At-risk adjustment: (Amount from lines 5)			12. <u>152,467</u>	
13. Enter the amount from lines 6, 7, 8 and 10			13. (<u>4,809</u>)	
14. Enter any nonrecourse loans, etc.			14. (_____)	
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>147,658</u>

Allocation of Losses and Deductions

2018

Keep for your records.

Partner Number:	TIN: 469-86-9242	Year Ended: 12-31-2018	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	(Shc K-1, Line 11a)	_____	_____	_____	_____	_____	_____
f Net losses under Section 1231	(Sch K-1, Line 10)	_____	_____	_____	_____	_____	_____
g Other losses	(Sch K-1, Line 11i)	_____	_____	_____	_____	_____	_____
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 16p & q)	_____	_____	_____	_____	_____	_____
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		_____	_____	_____	_____	_____	_____

2018

Final K-1

Amended K-1

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

For calendar year 2018, or tax year

beginning _____, 2018 ending _____, 20

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

See page 2 of form and separate instructions.

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

Table with 3 columns: Line number, Description, and Amount. Includes rows for Ordinary business income (4,936), Credits, Net rental real estate income (4,936), Foreign transactions, Guaranteed payments, Interest income (12), Dividend equivalents, Royalties, Net short-term capital gain (882), Alternative minimum tax (AMT) items (882), Net long-term capital gain, Collectibles (28%) gain, Unrecaptured section 1250 gain, Tax-exempt income and nondeductible expenses, Net section 1231 gain, Other income, Distributions (1,112), Section 179 deduction, Other deductions (12), Self-employment earnings.

Part I Information About the Partnership

Form section for Part I: Partnership's employer identification number (27-3503610), Partnership's name, address, city, state, and ZIP code (TL APARTMENTS LLC, 1148 HERITAGE DRIVE EAST, SHAKOPEE, MN 55379), IRS Center where partnership filed return (efile), and Publicly traded partnership (PTP) checkbox.

Part II Information About the Partner

Form section for Part II: Partner's identifying number (367-64-2767), Partner's name, address, city, state, and ZIP code (KIMBERLY LINDEEN, 1148 HERTIAGE DRIVE EAST, SHAKOPPE, MN 55379), General partner or LLC member-manager (checked), Domestic partner (checked), What type of entity is this partner? (INDIVIDUAL), If this partner is a retirement plan (unchecked), Partner's share of profit, loss, and capital (table with Beginning and Ending values for Profit, Loss, and Capital), Partner's share of liabilities (table with Beginning and Ending values for Nonrecourse, Qualified nonrecourse financing, and Recourse), Partner's capital account analysis (table with Beginning and Ending values for Capital account, Contributions, Increase/Decrease, Withdrawals, and Ending Capital), Tax basis (checked), GAAP (unchecked), Section 704(b) book (unchecked), Other (unchecked), Did the partner contribute property with a built-in gain or loss? (No checked).

*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.

Code	Report on
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	
Passive loss	See the Partner's Instructions
Passive income	Schedule E, line 28, column (h)
Nonpassive loss	See the Partner's Instructions
Nonpassive income	Schedule E, line 28, column (k)
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 (h)
Net loss	See the Partner's Instructions
4. Guaranteed payments	Schedule E, line 28, column (k)
5. Interest income	Form 1040, line 2b
6a. Ordinary dividends	Form 1040, line 3b
6b. Qualified dividends	Form 1040, line 3a
6c. Dividend equivalents	See the Partner's Instructions
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	Schedule 1 (Form 1040), line 21 or Form 982
F Section 951A income	
G Section 965(a) inclusion	
H Subpart F income other than sections 951A and 965 inclusion	See the Partner's Instructions
I Other income (loss)	
12. Section 179 deduction	See the Partner's Instructions
13. Other deductions	
A Cash contributions (60%)	
B Cash contributions (30%)	
C Noncash contributions (50%)	
D Noncash contributions (30%)	
E Capital gain property to a 50% organization (30%)	See the Partner's Instructions
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 Excess business interest expense	See the Partner's Instructions
L Deductions-portfolio (other)	Schedule A, line 16
M Amounts paid for medical insurance	Schedule A, line 1 or Schedule 1 (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 through V	See the Partner's Instructions
T through V	Reserved for future use
W Other deductions	See the Partner's Instructions
X Section 965(c) deduction	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	
B Low-income housing credit (other) from pre-2008 buildings	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	See the Partner's Instructions
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	Schedule 5 (Form 1040), line 74, box a
I Biofuel producer credit	See the Partner's Instructions
J Work opportunity credit	
K Disabled access credit	
L Empowerment zone employment credit	
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	
B Gross income from all sources	Form 1116, Part I
C Gross income sourced at partner level	
<i>Foreign gross income sourced at partnership level</i>	
D Section 951A category	
E Foreign branch category	
F Passive category	Form 1116, Part I
G General category	
H Other	
<i>Deductions allocated and apportioned at partner level</i>	
I Interest expense	Form 1116, Part I
J Other	Form 1116, Part I
<i>Deductions allocated and apportioned at partnership level to foreign source income</i>	
K Section 951A category	
L Foreign branch category	
M Passive category	Form 1116, Part I
N General category	
O Other	
<i>Other information</i>	
P Total foreign taxes paid	Form 1116, Part II
Q Total foreign taxes accrued	Form 1116, Part II
R Reduction in taxes available for credit	Form 1116, line 12
S Foreign trading gross receipts	Form 8873
T Extraterritorial income exclusion	Form 8873
U Section 951A(c)(1)(A) tested income	
V Tested foreign income tax	
W Section 965 information	See the Partner's Instructions
X Other foreign transactions	
17. Alternative minimum tax (AMT) items	
A Post-1986 depreciation adjustment	
B Adjusted gain or loss	
C Depletion (other than oil & gas)	See the Partner's Instructions and the Instructions for Form 6251
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 2a
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	
B Distribution subject to section 737	
C Other property	See the Partner's Instructions
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	
M Recapture of section 179 deduction	
N Interest expense for corporate partners	
O through Y	
Z Section 199A income	
AA Section 199A W-2 wages	
AB Section 199A unadjusted basis	
AC Section 199A REIT dividends	
AD Section 199A PTP income	
AE Excess taxable income	
AF Excess business interest income	
AG Gross receipts for section 59A(e)	
AH Other information	See the Partner's Instructions

Partner's Adjusted Basis Worksheet

2018

Keep for your records.

Partner Number:	TIN: 367-64-2767	Tax year ending: 12-31-2018	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>85,860</u>		
B. Partner's share of partnership liabilities from PRIOR year		B. (<u>88,238</u>)		
C. Increases (Decrease) in share of Partnership Liabilities during this tax period		C. (<u>2,378</u>)		
1. Adjusted Basis from preceding year				1. <u>104,149</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>4,936</u>		
c. Other Rental Income (Sch K-1, Line 3c)		c. _____		
d. Interest, Dividends & Royalties (Sch K-1, Lines 5,6a,6c & 7)		d. <u>12</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>4,948</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>109,097</u>
6. Distributions to the Partner during the year			6. <u>1,112</u>	
7. Decrease in Partner's Share of Partnership Liabilities from line C above			7. <u>2,378</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>105,607</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>105,607</u>
12. At-risk adjustment: (Amount from lines 5)			12. <u>109,097</u>	
13. Enter the amount from lines 6, 7, 8 and 10			13. (<u>3,490</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>105,607</u>

Allocation of Losses and Deductions

2018

Keep for your records.

Partner Number:	TIN: 367-64-2767	Year Ended: 12-31-2018	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 11i)	_____	_____	_____	_____	_____	_____
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 16p & q)	_____	_____	_____	_____	_____	_____
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		_____	_____	_____	_____	_____	_____

2018

Final K-1

Amended K-1

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

For calendar year 2018, or tax year

beginning _____, 2018 ending _____, 20

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

See page 2 of form and separate instructions.

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

Table with 3 columns: Item number, Description, and Amount. Includes items 1-14 and 15-20.

Part I Information About the Partnership

Form section for Part I containing fields A through D for partnership information.

Part II Information About the Partner

Form section for Part II containing fields E through M for partner information and capital analysis.

*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.

Code	Report on
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	
Passive loss	See the Partner's Instructions
Passive income	Schedule E, line 28, column (h)
Nonpassive loss	See the Partner's Instructions
Nonpassive income	Schedule E, line 28, column (k)
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 (h)
Net loss	See the Partner's Instructions
4. Guaranteed payments	Schedule E, line 28, column (k)
5. Interest income	Form 1040, line 2b
6a. Ordinary dividends	Form 1040, line 3b
6b. Qualified dividends	Form 1040, line 3a
6c. Dividend equivalents	See the Partner's Instructions
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	Schedule 1 (Form 1040), line 21 or Form 982
F Section 951A income	
G Section 965(a) inclusion	
H Subpart F income other than sections 951A and 965 inclusion	See the Partner's Instructions
I Other income (loss)	
12. Section 179 deduction	See the Partner's Instructions
13. Other deductions	
A Cash contributions (60%)	
B Cash contributions (30%)	
C Noncash contributions (50%)	
D Noncash contributions (30%)	
E Capital gain property to a 50% organization (30%)	See the Partner's Instructions
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 Excess business interest expense	See the Partner's Instructions
L Deductions-portfolio (other)	Schedule A, line 16
M Amounts paid for medical insurance	Schedule A, line 1 or Schedule 1 (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 through V	See the Partner's Instructions
T through V	Reserved for future use
W Other deductions	See the Partner's Instructions
X Section 965(c) deduction	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	
B Low-income housing credit (other) from pre-2008 buildings	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	See the Partner's Instructions
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	Schedule 5 (Form 1040), line 74, box a
I Biofuel producer credit	See the Partner's Instructions
J Work opportunity credit	
K Disabled access credit	
L Empowerment zone employment credit	
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	
B Gross income from all sources	Form 1116, Part I
C Gross income sourced at partner level	
<i>Foreign gross income sourced at partnership level</i>	
D Section 951A category	
E Foreign branch category	
F Passive category	Form 1116, Part I
G General category	
H Other	
<i>Deductions allocated and apportioned at partner level</i>	
I Interest expense	Form 1116, Part I
J Other	Form 1116, Part I
<i>Deductions allocated and apportioned at partnership level to foreign source income</i>	
K Section 951A category	
L Foreign branch category	
M Passive category	Form 1116, Part I
N General category	
O Other	
<i>Other information</i>	
P Total foreign taxes paid	Form 1116, Part II
Q Total foreign taxes accrued	Form 1116, Part II
R Reduction in taxes available for credit	Form 1116, line 12
S Foreign trading gross receipts	Form 8873
T Extraterritorial income exclusion	Form 8873
U Section 951A(c)(1)(A) tested income	
V Tested foreign income tax	
W Section 965 information	See the Partner's Instructions
X Other foreign transactions	
17. Alternative minimum tax (AMT) items	
A Post-1986 depreciation adjustment	
B Adjusted gain or loss	
C Depletion (other than oil & gas)	See the Partner's Instructions and the Instructions for Form 6251
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 2a
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	
B Distribution subject to section 737	
C Other property	See the Partner's Instructions
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	
M Recapture of section 179 deduction	
N Interest expense for corporate partners	
O through Y	
Z Section 199A income	
AA Section 199A W-2 wages	
AB Section 199A unadjusted basis	
AC Section 199A REIT dividends	
AD Section 199A PTP income	
AE Excess taxable income	
AF Excess business interest income	
AG Gross receipts for section 59A(e)	
AH Other information	See the Partner's Instructions

Partner's Adjusted Basis Worksheet

2018

Keep for your records.

Partner Number:	TIN: 474-76-5883	Tax year ending: 12-31-2018	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>91,275</u>		
B. Partner's share of partnership liabilities from PRIOR year		B. (<u>93,803</u>)		
C. Increases (Decrease) in share of Partnership Liabilities during this tax period		C. <u>(2,528)</u>		
1. Adjusted Basis from preceding year				1. <u>110,717</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>5,247</u>		
c. Other Rental Income (Sch K-1, Line 3c)	c.	_____		
d. Interest, Dividends & Royalties (Sch K-1, Lines 5,6a,6c & 7)	d.	<u>12</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>5,259</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>115,976</u>
6. Distributions to the Partner during the year	6.	<u>1,182</u>		
7. Decrease in Partner's Share of Partnership Liabilities from line C above	7.	<u>2,528</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>112,266</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>112,266</u>
12. At-risk adjustment: (Amount from lines 5)	12.	<u>115,976</u>		
13. Enter the amount from lines 6, 7, 8 and 10	13.	<u>(3,710)</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>112,266</u>

Allocation of Losses and Deductions

2018

Keep for your records.

Partner Number:	TIN: 474-76-5883	Year Ended: 12-31-2018	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	(Shc K-1, Line 11a)	_____	_____	_____	_____	_____	_____
f Net losses under Section 1231	(Sch K-1, Line 10)	_____	_____	_____	_____	_____	_____
g Other losses	(Sch K-1, Line 11i)	_____	_____	_____	_____	_____	_____
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 16p & q)	_____	_____	_____	_____	_____	_____
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		_____	_____	_____	_____	_____	_____

2018

Final K-1

Amended K-1

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

For calendar year 2018, or tax year

beginning _____, 2018 ending _____, 20

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

See page 2 of form and separate instructions.

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

Table with 3 columns: Line number, Description, and Amount. Includes rows for Ordinary business income (5,247), Credits, Net rental real estate income (5,247), Foreign transactions, Guaranteed payments, Interest income (12), Dividend equivalents, Royalties, Net short-term capital gain, Alternative minimum tax (AMT) items (939), Net long-term capital gain, Collectibles (28%) gain, Unrecaptured section 1250 gain, Tax-exempt income and nondeductible expenses, Net section 1231 gain, Other income, Distributions (1,181), Section 179 deduction, Other deductions (12), Self-employment earnings.

Part I Information About the Partnership

Form section for Part I: Partnership's employer identification number (27-3503610), Partnership's name, address, city, state, and ZIP code (TL APARTMENTS LLC, 1148 HERITAGE DRIVE EAST, SHAKOPEE, MN 55379), IRS Center where partnership filed return (efile), and a checkbox for publicly traded partnership (PTP).

Part II Information About the Partner

Form section for Part II: Partner's identifying number (475-74-4351), Partner's name, address, city, state, and ZIP code (CHAR TANSEY, 9675 WINSLOW CHASE, MAPLE GROVE, MN 55311), checkboxes for partner type (General partner or LLC member-manager, Domestic partner), entity type (INDIVIDUAL), retirement plan, share of profit/loss/capital table, share of liabilities table, capital account analysis table, and checkboxes for tax basis (checked), GAAP, Section 704(b) book, and property contribution (No).

*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.

Code	Report on	
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.		
Passive loss	See the Partner's Instructions	
Passive income	Schedule E, line 28, column (h)	
Nonpassive loss	See the Partner's Instructions	
Nonpassive income	Schedule E, line 28, column (k)	
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 (h)	
Net loss	See the Partner's Instructions	
4. Guaranteed payments	Schedule E, line 28, column (k)	
5. Interest income	Form 1040, line 2b	
6a. Ordinary dividends	Form 1040, line 3b	
6b. Qualified dividends	Form 1040, line 3a	
6c. Dividend equivalents	See the Partner's Instructions	
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	Schedule 1 (Form 1040), line 21 or Form 982	
F Section 951A income	See the Partner's Instructions	
G Section 965(a) inclusion		
H Subpart F income other than sections 951A and 965 inclusion		
I Other income (loss)		
12. Section 179 deduction		See the Partner's Instructions
13. Other deductions		
A Cash contributions (60%)	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 Excess business interest expense		See the Partner's Instructions
L Deductions-portfolio (other)		Schedule A, line 16
M Amounts paid for medical insurance		Schedule A, line 1 or Schedule 1 (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 through V	See the Partner's Instructions	
W Other deductions	Reserved for future use	
X Section 965(c) deduction	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		
I Biofuel producer credit		
EEA		Schedule 5 (Form 1040), line 74, box a
	See the Partner's Instructions	
J Work opportunity credit	See the Partner's Instructions	
K Disabled access credit		
L Empowerment zone employment credit		
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 Section 951A category	Form 1116, Part I	
E Foreign branch category		
F Passive category		
G General category		
H Other		
<i>Deductions allocated and apportioned at partner level</i>		
I Interest expense	Form 1116, Part I	
J Other	Form 1116, Part I	
<i>Deductions allocated and apportioned at partnership level to foreign source income</i>		
K Section 951A category	Form 1116, Part I	
L Foreign branch category		
M Passive category		
N General category		
O Other		
<i>Other information</i>		
P Total foreign taxes paid		Form 1116, Part II
Q Total foreign taxes accrued	Form 1116, Part II	
R Reduction in taxes available for credit	Form 1116, line 12	
S Foreign trading gross receipts	Form 8873	
T Extraterritorial income exclusion	Form 8873	
U Section 951A(c)(1)(A) tested income	See the Partner's Instructions	
V Tested foreign income tax		
W Section 965 information		
X Other foreign transactions		
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 2a	
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 through Y		
Z Section 199A income		
AA Section 199A W-2 wages		
AB Section 199A unadjusted basis		
AC Section 199A REIT dividends		
AD Section 199A PTP income		
AE Excess taxable income		
AF Excess business interest income		
AG Gross receipts for section 59A(e)		
AH Other information		

8825

K-1 Rental Real Estate Activity

Information provided to determine participation level in each rental property
(For shareholder's and partner's records only)

2018

Shareholder/Partner Name

Ownership percentage

EIN/SSN

CHAR TANSEY

23.6

475-74-4351

Description	Type	Line 17 Income/Loss	Line 19 4797	Line 20a Pass-thru	Line 21 Net
5025 UNIVERSITY AVE N COLUMBIA HEIGHTS, MN 55421	2 Multi-family	5,247			
Accumulated differences may occur as a result of rounding individual properties.					
Totals		5,247			5,247

Partner's Adjusted Basis Worksheet

2018

Keep for your records.

Partner Number:	TIN: 475-74-4351	Tax year ending: 12-31-2018	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>91,276</u>		
B. Partner's share of partnership liabilities from PRIOR year		B. (<u>93,804</u>)		
C. Increases (Decrease) in share of Partnership Liabilities during this tax period		C. <u>(2,528)</u>		
1. Adjusted Basis from preceding year				1. <u>110,723</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>5,247</u>		
c. Other Rental Income (Sch K-1, Line 3c)		c. _____		
d. Interest, Dividends & Royalties (Sch K-1, Lines 5,6a,6c & 7)		d. <u>12</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>5,259</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>115,982</u>
6. Distributions to the Partner during the year			6. <u>1,181</u>	
7. Decrease in Partner's Share of Partnership Liabilities from line C above			7. <u>2,528</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>112,273</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>112,273</u>
12. At-risk adjustment: (Amount from lines 5)			12. <u>115,982</u>	
13. Enter the amount from lines 6, 7, 8 and 10			13. (<u>3,709</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>112,273</u>

Allocation of Losses and Deductions

2018

Keep for your records.

Partner Number:	TIN: 475-74-4351	Year Ended: 12-31-2018	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 11i)	_____	_____	_____	_____	_____	_____
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 16p & q)	_____	_____	_____	_____	_____	_____
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	_____	_____	_____	_____	_____	_____

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.

	Code	Report on
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.		
	<i>Report on</i>	
Passive loss	See the Partner's Instructions	
Passive income	Schedule E, line 28, column (h)	
Nonpassive loss	See the Partner's Instructions	
Nonpassive income	Schedule E, line 28, column (k)	
2. Net rental real estate income (loss)	See the Partner's Instructions	
3. Other net rental income (loss)		
Net income	Schedule E, line 28, column (h)	
Net loss	See the Partner's Instructions	
4. Guaranteed payments	Schedule E, line 28, column (k)	
5. Interest income	Form 1040, line 2b	
6a. Ordinary dividends	Form 1040, line 3b	
6b. Qualified dividends	Form 1040, line 3a	
6c. Dividend equivalents	See the Partner's Instructions	
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	Schedule 1 (Form 1040), line 21 or Form 982	
F Section 951A income		
G Section 965(a) inclusion		
H Subpart F income other than sections 951A and 965 inclusion	See the Partner's Instructions	
I Other income (loss)		
12. Section 179 deduction	See the Partner's Instructions	
13. Other deductions		
A Cash contributions (60%)		
B Cash contributions (30%)		
C Noncash contributions (50%)		
D Noncash contributions (30%)		
E Capital gain property to a 50% organization (30%)	See the Partner's Instructions	
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 Excess business interest expense	See the Partner's Instructions	
L Deductions-portfolio (other)	Schedule A, line 16	
M Amounts paid for medical insurance	Schedule A, line 1 or Schedule 1 (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 through V	See the Partner's Instructions	
W Other deductions	Reserved for future use	
X Section 965(c) deduction	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		
B Low-income housing credit (other) from pre-2008 buildings		
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	See the Partner's Instructions	
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	Schedule 5 (Form 1040), line 74, box a	
I Biofuel producer credit	See the Partner's Instructions	
J Work opportunity credit		
K Disabled access credit		
L Empowerment zone employment credit		
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		
B Gross income from all sources		Form 1116, Part I
C Gross income sourced at partner level		
<i>Foreign gross income sourced at partnership level</i>		
D Section 951A category		
E Foreign branch category		
F Passive category		Form 1116, Part I
G General category		
H Other		
<i>Deductions allocated and apportioned at partner level</i>		
I Interest expense		Form 1116, Part I
J Other		Form 1116, Part I
<i>Deductions allocated and apportioned at partnership level to foreign source income</i>		
K Section 951A category		
L Foreign branch category		
M Passive category		Form 1116, Part I
N General category		
O Other		
<i>Other information</i>		
P Total foreign taxes paid		Form 1116, Part II
Q Total foreign taxes accrued		Form 1116, Part II
R Reduction in taxes available for credit		Form 1116, line 12
S Foreign trading gross receipts		Form 8873
T Extraterritorial income exclusion		Form 8873
U Section 951A(c)(1)(A) tested income		
V Tested foreign income tax		
W Section 965 information		See the Partner's Instructions
X Other foreign transactions		
17. Alternative minimum tax (AMT) items		
A Post-1986 depreciation adjustment		
B Adjusted gain or loss		
C Depletion (other than oil & gas)		See the Partner's Instructions and the Instructions for Form 6251
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 2a
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		
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		
M Recapture of section 179 deduction		
N Interest expense for corporate partners		
O through Y		
Z Section 199A income		
AA Section 199A W-2 wages		
AB Section 199A unadjusted basis		See the Partner's Instructions
AC Section 199A REIT dividends		
AD Section 199A PTP income		
AE Excess taxable income		
AF Excess business interest income		
AG Gross receipts for section 59A(e)		
AH Other information		

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

OMB No. 1545-0233

▶ **File a separate application for each return.**
 ▶ **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 **09**

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	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
Form 1120-ND	19		

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 18, 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.

Federal Supporting Statements

2018 PG01

Name(s) as shown on return

Tax ID Number

TL APARTMENTS LLC

27-3503610

Form 1065 - Schedule L - Line 6

Statement #27

Other Current Assets

Description	Beg Of Year	End Of Year
ESCROW	<u>3,074</u>	<u>810</u>
Total	<u>3,074</u>	<u>810</u>

Form 1065 - Schedule L - Line 17

PG01
Statement #31

Other Current Liabilities

Description	Beg Of Year	End Of Year
TENTANT DEPOSITS	<u>6,204</u>	<u>6,704</u>
Total	<u>6,204</u>	<u>6,704</u>

FORM 8825, LINE 15 - OTHER

PG01
Statement #8A

DESCRIPTION	AMOUNT
Admin/office expense	185
Telephone	52
Bank charges	14
Rounding	<u>(1)</u>
TOTAL	<u>250</u>

Schedule M-2/Partners' Capital Reconciliation Worksheet

Form 1065

(Keep for your records)

2018

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	73,768
2 Book income (loss) (Schedule M-1, line 1, or Schedule M-3, page 1, line 11)	2	22,286
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	(5,007)
6 Withdrawals and other decreases (Schedule M-2, line 7)	6	
7 Subtotal (combines lines 1 through 6)	7	91,047
8 Ending partners' capital per balance sheet (Schedule L, column d, line 21)	8	91,047
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	91,047
2 Beginning partners' capital (Schedule L, column b, line 21)	2	73,768
3 Change in capital (line 1 minus line 2)	3	17,279
4 Ending partners' capital (Schedules K-1, item L)	4	91,047
5 Beginning partners' capital (Schedules K-1, item L)	5	73,768
6 Difference (line 4 minus line 5)	6	17,279

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	17,279
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)

2018 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	24,022		6,820	1,532	29,310
KIMBERLY LINDEEN	15,912		4,948	1,112	19,748
PAT TANSEY	16,915		5,259	1,182	20,992
CHAR TANSEY	16,919		5,259	1,181	20,997
TOTALS	73,768		22,286	5,007	91,047

K-K1 Comparison Worksheet

2018

(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 5025 UNIVERSITY AVE N.	6,804	4,936	5,247	5,247			22,234
k Interest income.	16	12	12	12			52
k17a Post - 1986 depreciation adj	1,216	882	938	939			3,975
k19a Dist of cash & marketable se	1,532	1,112	1,182	1,181			5,007

* Item is included in UBIA
for Section 199A calculations.
See "UBIA" in lower right corner.

Depreciation Detail Listing

FORM 8825 - 5025 UNIVERSITY AVE N COLUMBIA H

For your records only

2018

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	79,665	15,145	94,810	10,679
3	Appliances	06012012	3,237*		100.00			3,237	5		0	2,701		2,701	397
4	Closing costs on Refi	04302014	7,356		100.00			7,356	30	AMT-AMT	3.3333	919	245	1,164	245
5	Appliances Replaced	06012015	686*		100.00			686	5	200 DB HY	11.52	666	20	686	114
6	Rear Entrance door Re	05122016	5,112*		100.00			5,112	27.5	SL MM	3.636	292	186	478	186
Totals			506,391					432,891				84,243	15,596	99,839	11,621

Land Amount
Net Depreciable Cost 506,391

CY 179 and CY Bonus
TOTAL CY Depr including 179/bonus 15,596

ST ADJ: 4,177
UBIA: 425,535

Depreciation Detail Listing

2018

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	75,199	10,679	85,878	
3	Appliances	06012012	3,237*		100.00			3,237	7	200 DB HY	8.93	2,804	289	3,093	
4	Closing costs on Refi	04302014	7,356*		100.00			7,356	30	AMT	3.3333	919	245	1,164	
5	Appliances Replaced	06012015	686*		100.00			686	5	200 DB HY	11.52	666	20	686	
6	Rear Entrance door Re	05122016	5,112*		100.00			5,112	27.5	SL MM	3.636	292	186	478	
Totals			506,391					432,891				79,880	11,419	91,299	

Land Amount
Net Depreciable Cost 506,391

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

11,419 ST ADJ:
UBIA: 425,535

Next Year's Depreciation Worksheet

(Keep for your records)

2018

Name(s) as shown on return

TL APARTMENTS LLC

Tax ID Number

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	
8825	1	Rear Entrance door Repla	05122016	5,112	SL	27.5	186
		TOTAL					15,576

FOR TAX YEAR 2018

TL APARTMENTS LLC

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

Federal Filing Instructions**2018**

Name as shown on return

TL APARTMENTS LLC

Tax ID Number

27-3503610

Date to file by: 09-16-2019**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:** If you are not e-filing, mail to:Department of the Treasury
Internal Revenue Service Center
Ogden, UT 84201-0011

Form 7004 Filing Instructions**2018**

Name as shown on return

TL APARTMENTS LLC

Tax ID Number

27-3503610

Date to file by: 03-15-2019

Form to be filed: Form 7004

Address to file: If you are not e-filing, mail to:

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 03, 2019

TL APARTMENTS LLC
1148 HERITAGE DRIVE EAST
SHAKOPEE, MN 55379

TL APARTMENTS LLC:

Enclosed is the 2018 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.

The partnership's federal return reflects neither a refund nor a balance due.

Enclosed is the 2018 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

1065

Partnership
Diagnostic Summary

2018

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: 04-03-2019

Return Information

Item on Return	2018 Federal	2017 Federal (If available)
Total Assets	477,806	471,238
Number of Partners	4	4
Gross Receipts/Sales		
Total Income		
Total Deductions		
Ordinary Income		
Total Equity	91,047	73,768

State/City Information

State/City	Gross Income	Taxable Income	Composite Tax	Other Tax	Refund/ (Balance Due)
MN3	599,749	599,749			



2018 M3, Partnership Return

Tax year beginning 01-01, 2018, ending 12-31-2018

Partnership's Name TL APARTMENTS LLC Federal ID Number 27-3503610 Minnesota Tax ID Number 1761697
 Doing Business as _____ Former name, if changed since 2017 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
 IRC Sec. 965 Deferred Foreign Income

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 Tax Credit for Owners of Agricultural Assets not passed through to partners, limited to the amount of the minimum fee on line 1 6 ■ _____
 Enter the certificate number from the certificate you received from the Rural Finance Authority:
 AO _____
- 7 Add lines 5 and 6 7 ■ _____
- 8 Subtract line 7 from line 4 (if result is zero or less, leave blank) 8 ■ 0
- 9 Enterprise Zone Credit not passed through to partners 9 ■ _____
- 10 Estimated tax and/or extension payments made for 2018 10 ■ _____
- 11 Add lines 9 and 10 11 ■ 0
- 12 Tax due. If line 8 is more than line 11, subtract line 11 from line 8 12 ■ 0
- 13 Penalty (see instructions, page 4) 13 ■ 0
- 14 Interest (see instructions, page 4) 14 ■ 0
- 15 Additional charge for underpayment of estimated tax (enclose Schedule EST) 15 ■ 0





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

16 AMOUNT DUE. If you entered an amount on line 12, add lines 12 through 15.
 Check payment method: Electronic (see inst., pg. 2), or Check (see inst. pg. 2) **16** ■ _____ 0

17 Overpayment. If line 11 is more than the sum of lines 8 and 15, subtract line 8 and line 15 from line 11. If line 11 is less than the sum of lines 8 and 15 (see instructions, page 4) **17** ■ _____ 0

18 Amount of line 17 to be credited to your 2019 estimated tax **18** ■ _____ 0

19 REFUND. Subtract line 18 from line 17 **19** ■ _____ 0

20 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	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.
	04-03-19					

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	Daytime Phone	Preparer's PTIN
	04-03-19	763-786-4626	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





2018 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 ■	100714	100714	1.00000
Minimum Fee Calculation			
6 Total of lines 3, 4 and 5 in column A 6 ■	599749		
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 ■	599749		
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 \$990,000	\$0
\$990,000 to \$1,989,999	\$200
\$1,990,000 to \$9,959,999	\$600
\$9,960,000 to \$19,929,999	\$1,990
\$19,930,000 to \$39,859,999	\$3,990
\$39,860,000 or More	\$9,960

***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, leave line 9 above and line 1 on Form M3 blank.

**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.

2018

Minnesota

Name(s) shown on return TL APARTMENTS LLC	Business or activity to which this form relates FORM 8825 - 1	Identification number 27-3503610
---	---	--

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 2017 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 2019. 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 2018	17	309
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 2018 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 2018 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	11,174
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.)

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: (a) Vehicle 1, (b) Vehicle 2, (c) Vehicle 3, (d) Vehicle 4, (e) Vehicle 5, (f) Vehicle 6. Includes rows 30-36.

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.

Table with 2 columns: Yes, No. Includes rows 37-41.

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

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.



2018 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 _____, 2018 and ending _____

Amended KPI:

Partner's Federal ID or SSN Number 469-86-9242			FEIN/SSN of partner ultimately taxed (see inst)			Partnership's Federal ID Number 27-3503610			Partnership's Minnesota Tax ID 1761697		
Partner's Name JERRY LINDEEN						Partnership's Name TL APARTMENTS LLC					
Mailing Address 1148 HERITAGE DRIVE EAST						Mailing Address 1148 HERITAGE DRIVE EAST					
City SHAKOPEE		State MN		ZIP Code 55379		City SHAKOPEE		State MN		ZIP Code 55379	

Entity of Partner (check one box): Individual Trust Estate Partner's distributive share: _____ 30.60 %

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 1
- 2 State income tax deducted in arriving at ordinary or net rental income 2 ■ _____ M1M, line 5
- 3 Expenses deducted attributable to income not taxed by Minnesota (other than interest or mutual fund dividends from U. S. bonds) 3 ■ _____ M1M, line 6
- 4 If the partnership elected section 179 expensing, enter the partner's flow-through section 179 expensing for **Minnesota purposes** 4 ■ _____ M1M, see line 4 inst
- 5 100% of partner's distributive share of federal bonus depreciation 5 ■ _____ M1M, see line 3 inst
- 6 Fines, fees and penalties deducted federally as a trade or business expense 6 ■ _____ M1M, line 7
- 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 (KPINC, line 27) 8 ■ _____
- 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 16
- 10 Subtraction due to federal changes not adopted by Minnesota (KPINC, line 27 as a positive) 10 ■ _____
- 11 Credit for increasing research activities 11 ■ _____ M1C, line 9
- 12 Tax Credit for Owners of Agricultural Assets 12 ■ _____ M1C, line 8
Enter the certificate number from the certificate received from the Rural Finance Authority: AO _____



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

13 Credit for historic structure rehabilitation.	13 ■ _____	M1REF, line 6
Enter National Park Service (NPS) number _____		
14 Employer Transit Pass Credit	14 ■ _____	M1C, line 2
15 Enterprise Zone Credit	15 ■ _____	M1REF, line 7
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). <i>(Describe type of income or include separate sheet: _____)</i>	31 ■ _____	M1NR, line 8, col B
32 Section 179 expense deduction apportionable to Minnesota	32 ■ _____	M1NR inst, line 6, col B
33 Partnership's Minnesota apportionment factor <i>(line 5, column C of M3A)</i>	33 ■ <u>1.00000</u>	<i>information only</i>

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

**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
M1W, line 7, col. B.*

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

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).





2018 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 _____, 2018 and ending _____

Amended KPI:

Partner's Federal ID or SSN Number 367-64-2767			FEIN/SSN of partner ultimately taxed (see inst)			Partnership's Federal ID Number 27-3503610			Partnership's Minnesota Tax ID 1761697		
Partner's Name KIMBERLY LINDEEN						Partnership's Name TL APARTMENTS LLC					
Mailing Address 1148 HERTIAGE DRIVE EAST						Mailing Address 1148 HERITAGE DRIVE EAST					
City SHAKOPPE		State MN		ZIP Code 55379		City SHAKOPEE		State MN		ZIP Code 55379	

Entity of Partner (check one box): Individual Trust 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 1
- 2 State income tax deducted in arriving at ordinary or net rental income 2 ■ _____ M1M, line 5
- 3 Expenses deducted attributable to income not taxed by Minnesota (other than interest or mutual fund dividends from U. S. bonds) 3 ■ _____ M1M, line 6
- 4 If the partnership elected section 179 expensing, enter the partner's flow-through section 179 expensing for **Minnesota purposes** 4 ■ _____ M1M, see line 4 inst
- 5 100% of partner's distributive share of federal bonus depreciation 5 ■ _____ M1M, see line 3 inst
- 6 Fines, fees and penalties deducted federally as a trade or business expense 6 ■ _____ M1M, line 7
- 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 (KPINC, line 27) 8 ■ _____
- 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 16
- 10 Subtraction due to federal changes not adopted by Minnesota (KPINC, line 27 as a positive) 10 ■ _____
- 11 Credit for increasing research activities 11 ■ _____ M1C, line 9
- 12 Tax Credit for Owners of Agricultural Assets 12 ■ _____ M1C, line 8
Enter the certificate number from the certificate received from the Rural Finance Authority: AO _____





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

13 Credit for historic structure rehabilitation.	13 ■ _____	M1REF, line 6
Enter National Park Service (NPS) number _____		
14 Employer Transit Pass Credit	14 ■ _____	M1C, line 2
15 Enterprise Zone Credit	15 ■ _____	M1REF, line 7
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). <i>(Describe type of income or include separate sheet: _____)</i>	31 ■ _____	M1NR, line 8, col B
32 Section 179 expense deduction apportionable to Minnesota	32 ■ _____	M1NR inst, line 6, col B
33 Partnership's Minnesota apportionment factor <i>(line 5, column C of M3A)</i>	33 ■ <u>1.00000</u>	<i>information only</i>

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

**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 M1W, line 7, col. B.

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

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).





2018 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 _____, 2018 and ending _____

Amended KPI:

Partner's Federal ID or SSN Number 474-76-5883			FEIN/SSN of partner ultimately taxed (see inst)			Partnership's Federal ID Number 27-3503610			Partnership's Minnesota Tax ID 1761697		
Partner's Name PAT TANSEY						Partnership's Name TL APARTMENTS LLC					
Mailing Address 9675 WINSLOW CHASE						Mailing Address 1148 HERITAGE DRIVE EAST					
City MAPLE GROVE		State MN		ZIP Code 55311		City SHAKOPEE		State MN		ZIP Code 55379	

Entity of Partner (check one box): Individual Trust 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 1
- 2 State income tax deducted in arriving at ordinary or net rental income 2 ■ _____ M1M, line 5
- 3 Expenses deducted attributable to income not taxed by Minnesota (other than interest or mutual fund dividends from U. S. bonds) 3 ■ _____ M1M, line 6
- 4 If the partnership elected section 179 expensing, enter the partner's flow-through section 179 expensing for **Minnesota purposes** 4 ■ _____ M1M, see line 4 inst
- 5 100% of partner's distributive share of federal bonus depreciation 5 ■ _____ M1M, see line 3 inst
- 6 Fines, fees and penalties deducted federally as a trade or business expense 6 ■ _____ M1M, line 7
- 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 (KPINC, line 27) 8 ■ _____
- 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 16
- 10 Subtraction due to federal changes not adopted by Minnesota (KPINC, line 27 as a positive) 10 ■ _____
- 11 Credit for increasing research activities 11 ■ _____ M1C, line 9
- 12 Tax Credit for Owners of Agricultural Assets 12 ■ _____ M1C, line 8
Enter the certificate number from the certificate received from the Rural Finance Authority: AO _____





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

13 Credit for historic structure rehabilitation.	13 ■ _____	M1REF, line 6
Enter National Park Service (NPS) number _____		
14 Employer Transit Pass Credit	14 ■ _____	M1C, line 2
15 Enterprise Zone Credit	15 ■ _____	M1REF, line 7
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). <i>(Describe type of income or include separate sheet: _____)</i>	31 ■ _____	M1NR, line 8, col B
32 Section 179 expense deduction apportionable to Minnesota	32 ■ _____	M1NR inst, line 6, col B
33 Partnership's Minnesota apportionment factor <i>(line 5, column C of M3A)</i>	33 ■ <u>1.00000</u>	<i>information only</i>



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

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





2018 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 _____, 2018 and ending _____

Amended KPI:

Partner's Federal ID or SSN Number 475-74-4351		FEIN/SSN of partner ultimately taxed (see inst)		Partnership's Federal ID Number 27-3503610		Partnership's Minnesota Tax ID 1761697	
Partner's Name CHAR TANSEY				Partnership's Name TL APARTMENTS LLC			
Mailing Address 9675 WINSLOW CHASE				Mailing Address 1148 HERITAGE DRIVE EAST			
City MAPLE GROVE		State MN	ZIP Code 55311		City SHAKOPEE		State MN
					ZIP Code 55379		

Entity of Partner (check one box): Individual Trust 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 1
- 2 State income tax deducted in arriving at ordinary or net rental income 2 ■ _____ M1M, line 5
- 3 Expenses deducted attributable to income not taxed by Minnesota (other than interest or mutual fund dividends from U. S. bonds) 3 ■ _____ M1M, line 6
- 4 If the partnership elected section 179 expensing, enter the partner's flow-through section 179 expensing for **Minnesota purposes** 4 ■ _____ M1M, see line 4 inst
- 5 100% of partner's distributive share of federal bonus depreciation 5 ■ _____ M1M, see line 3 inst
- 6 Fines, fees and penalties deducted federally as a trade or business expense 6 ■ _____ M1M, line 7
- 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 (KPINC, line 27) 8 ■ _____
- 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 16
- 10 Subtraction due to federal changes not adopted by Minnesota (KPINC, line 27 as a positive) 10 ■ _____
- 11 Credit for increasing research activities 11 ■ _____ M1C, line 9
- 12 Tax Credit for Owners of Agricultural Assets 12 ■ _____ M1C, line 8
Enter the certificate number from the certificate received from the Rural Finance Authority: AO _____





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

13 Credit for historic structure rehabilitation.	13 ■ _____	M1REF, line 6
Enter National Park Service (NPS) number _____		
14 Employer Transit Pass Credit	14 ■ _____	M1C, line 2
15 Enterprise Zone Credit	15 ■ _____	M1REF, line 7
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). (<i>Describe type of income or include separate sheet:</i> _____)	31 ■ _____	M1NR, line 8, col B
32 Section 179 expense deduction apportionable to Minnesota	32 ■ _____	M1NR inst, line 6, col B
33 Partnership's Minnesota apportionment factor (<i>line 5, column C of M3A</i>)	33 ■ <u>1.00000</u>	<i>information only</i>



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

**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 M1W, line 7, col. B.

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

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, Lines 3,6, and 7	
Form 8825, Line 18a	<u>100714</u>
Form 8825, Line 19	<u></u>
Form 8825, Line 20	<u></u>
Form 1065, Sch K, Line 3a	<u></u>
Form 1065, Sch K, Line 5	<u>52</u>
Form 1065, Sch K, Line 6a	<u></u>
Form 1065, Sch K, Line 7	<u></u>
Form 1065, Sch K, Line 8	<u></u>
Form 1065, Sch K, Line 9a	<u></u>
Form 1065, Sch K, Line 10	<u></u>
Form 1065, Sch K, Line 11	<u></u>
Total Gross Income	<u>100766</u>
MN Apportionment % from Form M3A	<u>1.00000</u>
MN Source Gross Income	<u>100766</u>

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