

Schedule K-1  
(Form 1120S)  
Department of the Treasury  
Internal Revenue Service

2017

For calendar year 2017, or tax year

beginning

ending

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

See back of form and separate instructions.

Part I Information About the Corporation

A Corporation's employer identification number  
99-8899110

B Corporation's name, address, city, state, and ZIP code  
Bulldog LLC  
989 Elrond Drive, Suite 1  
Rivendell ME 54321

C IRS Center where corporation filed return  
Ogden, UT 84201

Part II Information About the Shareholder

D Shareholder's identifying number  
555-55-6666

E Shareholder's name, address, city, state, and ZIP code  
Dr. Gabriel Ice  
989 Elrond Drive, Suite 1  
Rivendell ME 54321

F Shareholder's percentage of stock ownership for tax year 31.666000 %

For IRS Use Only

Final K-1

Amended K-1

OMB No. 1545-0123

671117

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

1	Ordinary business income (loss) 885,964	13	Credits
2	Net rental real estate income (loss) * 9,536		
3	Other net rental income (loss)		
4	Interest income 14,977		
5a	Ordinary dividends 29		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain * 210		
9	Net section 1231 gain (loss) 504		
10	Other income (loss)	15 A	Alternative minimum tax (AMT) items 11
11	Section 179 deduction	16 C*	Items affecting shareholder basis STMT
12	Other deductions H 37,912	D	853,625
S*	2,305		
		17 A	Other information 15,006

\* See attached statement for additional information.

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

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

**Federal Statements**  
**Michael O Strand**  
**535-58-4341**

**Schedule K-1, Box 8c - Unrecaptured Section 1250 Gain**

<u>Description</u>	<u>Shareholder Amount</u>
Unrecap Sec 1250 Gain	\$ 210
Total	<u>\$ 210</u>

**Schedule K-1, Box 12, Code S - Other Deductions**

<u>Description</u>	<u>Shareholder Amount</u>
Pass Through Entity (Sch K-1)	\$ 2,305
Total	<u>\$ 2,305</u>

**Schedule K-1, Box 16, Code C - Nondeductible Expenses**

<u>Description</u>	<u>Shareholder Amount</u>
Other NDEs	\$ 3,497
Officer Life Premiums	9,592
Pass Through Entity (Sch K-1)	65
Page 1 Meals/Entertainment	6,690
Total	<u>\$ 19,844</u>

Shareholder Rental Report  
Michael O Strand  
535-58-4341

Schedule K-1, Rental Real Estate, Other Rental and Royalties

Description		Rental Real Estate Box 2	Other Rental Box 3	Royalties Box 6
HRA Opportunity Fund I LLC	35-2586782	-71		
HRA the U Raleigh LLC	81-1917123	-24		
HRA Campus Investors IV, LLC	81-2908504	-378		
HRA Union LLC	47-2604494	-103		
HRA Campus Investors III LLC	47-3392175	644		
HRA Sierra LLC	47-1820022	461		
HRA Woodlake Village, LLC	46-4137594	527		
HRA Crossing Place LLC	46-3737907	-818		
HRA Campus Investors II LLC	45-5547488	1,192		
HRA University Courtyard LLC	45-2756023	-2,658		
HRA Zone LLC	27-3209165	2,120		
HRA Edge LLC	27-2077840	-426		
HRA Village Green LLC	26-3095706	92		
HRA Campus Investors LLC	26-0164855	1,450		
HRA Kings Pointe LLC	20-5007696	-201		
HRA Kings Cross LLC	20-5007643	-265		
HRA Branbury Park LLC	20-3232149	728		
Rexburg Birchwood LLC	20-2573628	5		
HRA Rexburg LLC	20-2539000	-294		
HRA Mountain View, LLC	20-2707598	-36		
Forest Hills Investors, LLC	20-0570666	984		
Chase Village LLC	91-2075799	6,607		
	Shareholder Total	9,536	0	0

2017

# Shareholder's Share of Income, Deductions, Credits, etc.

K-1 (100S)

TYB 01-01-2017 TYE 12-31-2017  
535-58-4341  
MICHAEL O STRAND

2003 WESTERN AVENUE SUITE 445  
SEATTLE WA 98121

8091668 91-2092900  
HORIZON REALTY ADVISORS LLC

2003 WESTERN AVENUE SUITE 445  
SEATTLE WA 98121

A Shareholder's percentage of stock ownership for the tax year ● 31.666000 %

B Reportable transaction or tax shelter registration number(s)

C Check here if this is: ● (1) ☐ A final Schedule K-1 (2) ☐ An amended Schedule K-1

D What type of entity is this shareholder? ● (1) ☒ Individual (2) ☐ Estate/trust (3) ☐ Qualified exempt organization (4) ☐ Single member LLC

E Is this shareholder a resident of California? ● ☐ Yes ► ☒ No

**Caution:** Refer to the shareholder's instructions for Schedule K-1 (100S) before entering information from this schedule on your California tax return.

	(a) Pro-rata share items	(b) Amount from federal Schedule K-1 (Form 1120S)	(c) California adjustment	(d) Total amounts using California law. Combine col. (b) and col. (c) where applicable	(e) California source amounts and credits
Income (Loss)	1 Ordinary business income (loss) .....	885,964	-1,756	● 884,208	► 51,827
	2 Net rental real estate income (loss) .....	9,536		● 9,536	► 559
	3 Other net rental income (loss) .....			⊙	⊙
	4 Interest income .....	14,977		● 14,977	► 878
	5 Dividends. See instructions .....	29		● 29	► 2
	6 Royalties .....			●	►
	7 Net short-term capital gain (loss) .....			●	►
	8 Net long-term capital gain (loss) .....			●	►
	9 Net IRC Section 1231 gain (loss) .....	504		● 504	► 30
Other Income (Loss)	10 a Other portfolio income (loss). Attach schedule .....			●	►
	b Other income (loss) .....			●	►

## Shareholder's name

## Shareholder's identifying number

MICHAEL O STRAND

535-58-4341

Caution: Refer to the shareholder's instructions for Schedule K-1 (100S) before entering information from this schedule on your California tax return.

	(a) Pro-rata share items	(b) Amount from federal Schedule K-1 (Form 1120S)	(c) California adjustment	(d) Total amounts using California law. Combine col. (b) and col. (c) where applicable	(e) California source amounts and credits
<b>Deductions</b>	<b>11</b> IRC Section 179 expense deduction. Attach schedules				
	<b>12 a</b> Charitable contributions				
	<b>b</b> Investment interest expense	37,912		37,912	2,222
	<b>c 1</b> IRC Section 59(e)(2) expenditures				
	<b>2</b> Type of expenditures				
	<b>d</b> Deductions-portfolio				
<b>e</b> Other deductions	STMT 1	2,305		2,305	135
<b>Credits</b>	<b>13 a</b> Low-income housing credit. See instructions. Attach schedule				
	<b>b</b> Credits related to rental real estate activities other than on line 13(a). Attach schedule				
	<b>c</b> Credits related to other rental activities. See instructions. Attach schedule				
	<b>d</b> Other credits. Attach schedule				
	<b>14</b> Total withholding (equals amount on Form 592-B if calendar year)			59,754	59,754
<b>Alternative Minimum Tax (AMT) Items</b>	<b>15 a</b> Depreciation adjustment on property placed in service after 12/31/86			-2,540	-149
	<b>b</b> Adjusted gain or loss				
	<b>c</b> Depletion (other than oil and gas)				
	<b>d 1</b> Gross income from oil, gas, and geothermal properties				
	<b>2</b> Deductions allocable to oil, gas, and geothermal properties				
	<b>e</b> Other AMT items. Attach schedule				
<b>Items Affecting Shareholder Basis</b>	<b>16 a</b> Tax-exempt interest income				
	<b>b</b> Other tax-exempt income				
	<b>c</b> Nondeductible expenses	19,844	-3,497	16,347	16,347
	<b>d</b> Total property distributions (including cash) other than dividends distribution reported on line 17c	853,625		853,625	853,625
	<b>e</b> Repayment of loans from shareholders				
<b>Other Information</b>	<b>17 a</b> Investment income. See instructions	15,006		15,006	880
	<b>b</b> Investment expenses. See instructions				
	<b>c</b> Total taxable dividend distribution paid from accumulated earnings and profits. See instructions				
	<b>d</b> Other information. See instructions	STMT 2		2,531,816	
<b>Other State Taxes</b>	<b>18 a</b> Type of income				
	<b>b</b> Name of state				
	<b>c</b> Total gross income from sources outside California. Attach schedule				
	<b>d</b> Total applicable deductions and losses. Attach schedule				
	<b>e</b> Total other state taxes. Check one:				
	<input type="checkbox"/> Paid <input type="checkbox"/> Accrued				

## Shareholder's name

## Shareholder's identifying number

MICHAEL O STRAND

535-58-4341

**Table 1** — Each shareholder's share of nonbusiness income from intangibles. See instructions.

Interest \$ \_\_\_\_\_ Royalties \$ \_\_\_\_\_ Dividends \$ \_\_\_\_\_  
 IRC Section 1231 Gains/Losses \$ \_\_\_\_\_ Capital Gains/Losses \$ \_\_\_\_\_ Other \$ \_\_\_\_\_

**FOR USE BY SHAREHOLDERS ONLY. SEE INSTRUCTIONS.****Table 2** — Shareholder's pro-rata share of business income and factors. See instructions.

A. Shareholder's share of the S corporation's business income \$ \_\_\_\_\_

B. Shareholder's share of the nonbusiness income from real and tangible property sourced or allocable to California:

Capital Gains/Losses \$ \_\_\_\_\_ Rents/Royalties \$ \_\_\_\_\_  
 IRC Section 1231 Gains/Losses \$ \_\_\_\_\_ Other \$ \_\_\_\_\_

C. Shareholder's share of the S corporation's property, payroll, and sales:

Factors	Total within and outside California	Total within California
Property: Beginning	\$	\$
Ending	\$	\$
Annual Rent Expense	\$	\$
Payroll	\$	\$
Sales 5.8614	\$ 2,521,776	\$ 147,811

Other Shareholder Information

California Statements  
Michael O Strand  
535-58-4341

Statement 1 - Form 100S, Schedule K-1, Line 12e - Other Deductions

Description	Federal Schedule K-1	California Adjustment	California Amount	California Source
Pass Through Entity (Sch K-1)	\$ 2,305	\$ 0	\$ 2,305	\$ 135
Total	\$ 2,305	\$	\$ 2,305	\$ 135



California Statements  
Michael O Strand  
535-58-4341

Statement 2 - Form 100S, Schedule K-1, Line 17d - Other Information

Description	Amount
Aggregate Gross Receipts less Returns and Allowances	2,531,816

Form <b>100S</b> <b>Schedule K-1</b>	<b>CA Schedule K-1 Apportionable/Allocated Income Worksheet</b>		<b>2017</b>
For calendar year 2017 or fiscal year beginning		and ending	
Name <b>HORIZON REALTY ADVISORS, LLC</b>		California Corporation Number <b>8091668</b>	Employer Identification Number <b>91-2092900</b>

Shareholder's name	Shareholder's Identifying number	Shareholder's stock Ownership percentage
<b>MICHAEL O STRAND</b>	<b>535-58-4341</b>	<b>31.666000</b>

California  
Apportionment  
Ratio

**0.058614**

Type Of Income	Distributive Share Amount	Total Nonapportioned Or Allocated Amount	Total Subject To Apportionment	Apportioned Total	California Allocated Amount *	Total California Income
Ord income (loss)	884,208		884,208	51,827		51,827
Rental real estate	9,536		9,536	559		559
Other rental income						
Interest	14,977		14,977	878		878
Dividends	29		29	2		2
Royalties						
ST gain (loss)						
LT gain (loss)						
Sec 1231 gain (loss)	504		504	30		30
Other portfolio						
Other income						
Sec 179 expense						
Investment interest	37,912		37,912	2,222		2,222
Deductions - portfolio						
Other deductions	2,305		2,305	135		135
Depr adj post-86 prop	-2,540		-2,540	-149		-149
Adjusted gain or loss						
Depletion						
Other AMT items						
Tax exempt int						
Other tax exempt inc						
Nonded exp	16,347		16,347	958		958
Investment expense						

\* Amounts reported in Table 1 of Schedule K-1 are not included in column (e) of Schedule K-1

# PARTNER'S, SHAREHOLDER'S, OR BENEFICIARY'S SHARE OF IDAHO ADJUSTMENTS, CREDITS, ETC.

# 2017

 For tax year  
 beginning

Mo Day Year

ending

Mo Day Year

☐

Final K-1

☐

Amended K-1

## Part I - Pass-through entity (PTE) information

☐ Estate
 ☐ Nonresident Trust
 ☐ Partnership
 ☒ S Corporation
 ☐ Qualified Investment Partnership
 ☐ Resident Trust

PTE EIN <b>91-2092900</b>	PTE name <b>Horizon Realty Advisors, LLC</b>		
PTE current address <b>2003 Western Avenue, Suite 445</b>	City <b>Seattle</b>	State <b>WA</b>	ZIP Code <b>98121</b>

## Part II - Owner information

☐ General Partner
 ☐ Limited Partner
 ☒ Shareholder
 ☐ Other LLC Member
 ☐ Beneficiary
 ☐ Disregarded Entity

Owner's SSN/EIN <b>535-58-4341</b>	Owner's name <b>Michael O Strand</b>		
Owner's current address <b>2003 Western Avenue, Suite 445</b>	City <b>Seattle</b>	State <b>WA</b>	ZIP Code <b>98121</b>

 Pass-Through Entity (PTE) filing code:
 ☐ Nonresident Owner Agreement (A)
 ☐ Composite (C)
 ☐ Not Required (N)

☐

Idaho Resident Individual (R)

☒

Pass-Through Withholding (W)

If the owner's distributive share of Idaho source gross income is equal to or greater than \$2,500, the owner has a filing requirement.

Beneficiary's percentage of distributive share \_\_\_\_\_ %

 Owner's share of profit and loss/stock ownership Beginning 31.6660 % Ending 31.6660 %

## Part III - Pass-through owner's share of Idaho apportionment factor items

	Total	Idaho
1. Real and tangible personal property: Beginning	149,576	
2. Real and tangible personal property: Ending	149,576	
3. Capitalized rent expense	632,459	-2147483648
4. Sales	2,521,776	81,290
5. Payroll	1,096,350	
6. Idaho apportionment factor from Idaho Form 42, Part I, line 21		1.6118%

## Part IV - Idaho distributable income

### Federal income subject to apportionment

### Column A - Federal Column B - Idaho Apportioned

7. Ordinary income (loss)	885,964	14,280
8. Net rental real estate income (loss)	9,536	154
9. Interest income	14,977	241
10. Ordinary dividends	29	
11. Royalties		
12. Net short-term capital gain (loss)		
13. Net long-term capital gain (loss)		
14. Other income (loss). Include schedule		
15. Section 179 Deduction		
16. Guaranteed payments subject to Idaho apportionment factor		
17. Charitable contributions		
18. Subtotal, Federal Income subject to apportionment	910,506	14,675

Idaho additions	Column A	Column B
	Total Gross owner's share	Idaho Apportioned Amount
19. State, municipal, and local taxes .....		
20. Interest and dividends not taxable under Internal Revenue Code (IRC) ..		
21. Bonus depreciation addition .....		
22. Other Idaho additions. Include schedule .....		

Idaho subtractions	Column A	Column B
	Total Gross owner's share	Idaho Apportioned Amount
23. Interest from Idaho municipal securities included in line 20, net expenses		
24. Interest on U.S. Government obligations, net expenses .....		
25. Idaho technological equipment donation .....		
26. Bonus depreciation deduction .....	220	4
27. Other Idaho subtractions and description .....		
<b>28. Subtotal, net business income subject to apportionment .....</b>	<b>910,286</b>	<b>14,671</b>

Income allocated to Idaho	Column A	Column B
	Total Gross owner's share	Idaho Apportioned Amount
29. Guaranteed payments sourced as compensation of Idaho .....		
30. Guaranteed payments sourced as compensation to another state .....		
31. Other Allocated Income. Include schedule .....		
<b>32. Total allocated income .....</b>		

<b>33. Idaho distributable income .....</b>		<b>14,671</b>
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Part V - Composite tax and pass-through withholding paid on behalf of owner	Idaho Amount
34. Composite income reported by the entity on behalf of the owner .....	
35. Composite income times 7.4% .....	
36. Share of Idaho credits claimed on behalf of the owner .....	
37. Composite tax remitted by the entity .....	
<b>38. Pass-through withholding paid by the entity .....</b>	<b>1,038</b>

### Part VI - Pass-through informational items

39. Capital gain (loss) eligible for the Idaho capital gains deduction:

a. Description of property and Idaho location:	b. Date acquired (mo., day, year)	c. Date sold (mo., day, year)	d. Distributive share of gain or (loss)

## Idaho

a. Idaho QPAI .....

b. Federal QPAI .....

41. Interest Expense Offset:

a. Total income .....

<b>2,506,769</b>	

Idaho Amount

42. Investment Tax Credit .....	
43. Credit for production equipment using post-consumer waste .....	
44. Promoter-sponsored event credit .....	
45. Credit for Idaho research activities .....	
46. Broadband investment tax credit .....	
47. Idaho small employer investment tax credit .....	
48. Idaho small employer real property improvement tax credit .....	
49. Idaho small employer new jobs credit .....	
50. Recapture of investment tax credit .....	
51. Recapture of broadband equipment investment credit .....	
52. Recapture of Idaho small employer investment tax credit .....	
53. Recapture of Idaho small employer real property improvement credit .....	
54. Recapture of Idaho small employer new jobs credit .....	

Idaho Amount

55. Share of eligible contributions to Idaho educational entities .....	
56. Share of eligible contributions to Idaho youth and rehabilitation facilities	

Idaho Amount

State abbreviation for credit for income tax paid to other state(s) \_\_\_\_\_

57. Share of owner's adjusted income in other state(s) .....		
58. Share of taxes paid on the owner's behalf to other state(s)		

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**Form PTE-01**    **Idaho Income Tax Withheld For An Individual Nonresident Owner Of A Pass-through Entity**  
(on bottom of page)

----- CUT HERE -----

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F  
O  
R  
M  
EFO00238  
04-19-2017

**PTE-01**

**Idaho Income Tax Withheld**  
**For An Individual Nonresident Owner Of A Pass-through Entity**

**Mail to: Idaho State Tax Commission**  
**PO Box 83784**  
**Boise ID 83707-3784**

This payment is for tax year: <b>2017</b>	Tax Code <b>01</b>	Tran Code <b>12</b>	Amount paid <b>\$ 1,038</b>	<b>00</b>
Owner's first name and initial <b>Michael O Strand</b>	Last name		Owner's Social Security number <b>535-58-4341</b>	
Current mailing address (number, street, and apartment number) <b>2003 Western Avenue, Suite 445</b>	City, state, and ZIP Code <b>Seattle WA 98121</b>			
PTE business name <b>Horizon Realty Advisors, LLC</b>	Federal Employer Identification Number (EIN) <b>91-2092900</b>		PTE email address	

Indiana Department of Revenue  
**Shareholder's/Partner's Share of Indiana Adjusted Gross  
Income, Deductions, Modifications, and Credits**

Tax Year Beginning **01 01** 2017 and Ending **12 31** 2017

Name of S Corporation/Partnership

Federal Identification Number

**HORIZON REALTY ADVISORS LLC**

**91 2092900**

**Distributions** - Provide IN K-1 to each shareholder/partner. Enclose IN K-1 with IT-20S/IT-65 return. For information on the acceptable electronic data file format, visit the department's website at [www.in.gov/dor/3772.htm](http://www.in.gov/dor/3772.htm). Pro rata amounts for lines 1 through 23 of any nonresident shareholder/partner must be multiplied by the Indiana apportionment percent, if applicable, from IT-20S/IT-65, line 4.

**Part 1 – Shareholder/Partner's Identification Section**

1. Shareholder/Partner Name

**MICHAEL O STRAND**

Check if amended

2. Shareholder/Partner Federal ID or Social Security Number

**535584341**

3. Shareholder/Partner Federal Pro Rata Percentage

**31.67** %

4. Shareholder/Partner State of Residence or Commercial Domicile

**WA**

5. Payer's Name

**HORIZON REALTY ADVISORS LLC**

6. Payer's Federal ID

**91 2092900**

7. Amount of Distribution \_\_\_\_\_ 7 **21060.00**

8. IN State Tax Withheld \_\_\_\_\_ 8 **680.00**

9. IN County Tax Withheld \_\_\_\_\_ 9 **369.00**

**Part 2 - Pro Rata Share of Indiana Pass-through Tax Credits from S Corporation/Partnership**

	<b>Column A</b> IT-20S/IT65 Federal ID# if Credit Is from IN K-1	<b>Column B</b> Certification Year	<b>Column C</b> Certification/Project/PIN Number	<b>Column D</b> Tax Credit Code	<b>Column E</b> Amount Claimed
1.					.00
2.					.00
3.					.00
4.					.00
5.					.00

Continued on next page



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**Part 3 - Distributive Share Amount** (use apportioned figures for nonresident shareholders/partners)

1. Ordinary business income (loss)	1	21263.00
2. Net rental real estate income (loss)	2	229.00
3. Other net rental income (loss)	3	.00
4. Guaranteed payments (for IT-65 filers only; if filing IT-20S, skip to line 5)	4	.00
5. Interest income	5	359.00
6. Ordinary dividends	6	1.00
7. Royalties	7	.00
8. Net short-term capital gain (loss)	8	.00
9. Net long-term capital gain (loss)	9	.00
10. Net IRC Section 1231 gain (loss)	10	12.00
11. Other income (loss)	11	.00
12. IRC Section 179 expense deduction	12	.00
13. a. Portion of expenses related to investment portfolio income, including investment interest expense and other (federal nonitemized) deductions	13a	910.00
b. Other information from line 20 of federal K-1 related to investment interest and expenses not listed elsewhere	13b	.00
14. Total pro rata distributions (add lines 1 through 11; subtract lines 12, 13a, and 13b when applicable)	14	20954.00

**Part 4 - State Modifications** Add or subtract the following. Designate the distributive share amount of each modification for Indiana adjusted gross income from line 2 on the front of Form IT-20S/IT-65. For nonresidents, apply apportioned figures. (Use a minus sign to denote negative amounts.)

15. State income taxes deducted	15	106.00
16. Net bonus depreciation allowance	16	.00
17. Excess IRC Section 179 deduction	17	.00
18. Interest on U.S. obligations	18	.00
19. Addback/Deduction	Code No. 19	.00
20. Addback/Deduction	Code No. 20	.00
21. Addback/Deduction	Code No. 21	.00
22. Addback/Deduction	Code No. 22	.00
23. Addback/Deduction	Code No. 23	.00
24. Total distributive share of modifications (add lines 15 through 23 and carry total to Column B on Schedule Composite)	24	106.00





Indiana Statements  
Michael O Strand  
535-58-4341

**Statement 1 - IT-20S, Schedule K-1 - Supplemental Information**

<u>Description</u>	<u>Amount</u>
Shareholder included in composite return	

**Statement 2 - IT-20S, Schedule K-1, Page 1, Part 1 - Income Tax Information**

<u>State Tax</u>	<u>County Tax</u>	<u>Indiana K-1 Credits</u>	<u>State Tax Withheld</u>	<u>County Tax Withheld</u>
680	369		680	369

**Shareholder's Share of  
N.C. Income, Adjustments, and Credits**  
North Carolina Department of Revenue

For calendar year 2017 or other year starting 17 and ending

Part. 1 Information about the Corporation		Part. 2 Information about the Shareholder	
<b>A. Corporation's Employer Identification Number</b> 912092900		<b>A. Shareholder's Identifying Number</b> 535584341	
<b>B. Corporation's Name, Address, and Zip Code</b>  HORIZON REALTY ADVISORS, LLC 2003 WESTERN AVENUE, SUITE 445  SEATTLE WA 98121		<b>B. Shareholder's Name, Address, and Zip Code</b>  MICHAEL O STRAND 2003 WESTERN AVENUE, SUITE 445  SEATTLE WA 98121	
		<b>C. Shareholder's percentage of stock ownership for tax year</b> 31.6660 %	

  

Part 3. Shareholder's Pro Rata Share Items	Amount	Individuals Filing Form D-400 Enter Amount on:
<b>All Shareholders</b>		
1. Share of corporation income (loss)	911011	This amount should already be included in federal taxable income
2. Additions to income (loss)	0	D-400, Schedule S; Line 6
3. Deductions from income (loss)	2974	D-400, Schedule S; Line 14
4. Share of tax credits	0	D-400TC; see D-400 Instructions
5. Share of tax withheld from nonwage compensation paid for personal services performed in N.C.	0	D-400; Line 20
<b>Nonresidents Only</b>		
6. Nonresident's share of N.C. taxable income (loss)	65715	See D-400 Instructions
7. Nonresident's share of separately stated items of income	0	This amount should already be included in federal taxable income
8. Nonresident's share of net tax paid by the S Corporation	0	D-400; Line 21d

Attach additional NC K-1s if needed.

# 2017 Schedule OR-K-1

Page 1 of 1, 150-101-002 (Rev. 12-17) Oregon Department of Revenue



Office use only

## Distributive Share of Income, Deductions, Credits, etc.

For individual owners of pass-through entities

<input type="checkbox"/> Final OR-K-1	<input type="checkbox"/> Amended OR-K-1	For calendar year 2017 or fiscal year	Beginning	Ending
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### Part I – Pass-through entity (PTE) information

Federal employer identification number	Name		
91-2092900	HORIZON REALTY ADVISORS, LLC		
Address	City	State	ZIP code
2003 WESTERN AVENUE, SUITE 445	SEATTLE	WA	98121

### Part II – Owner information

Social Security number	Owner's first name and initial	Last name	
535-58-4341	MICHAEL O	STRAND	
Address		City	State
2003 WESTERN AVENUE, SUITE 445		SEATTLE	WA
<input type="checkbox"/> General partner or LLC member manager <input checked="" type="checkbox"/> Shareholder		ZIP code	
<input type="checkbox"/> Limited partner or other LLC member <input type="checkbox"/> Beneficiary		98121	

Oregon resident? If no, state of legal residence	If a nonresident, check the appropriate box	Owner's share of profit & loss/stock ownership	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No WA	<input type="checkbox"/> Form OR-OC <input checked="" type="checkbox"/> Form OR-19 <input type="checkbox"/> Form OR-19-AF <input type="checkbox"/> Not required	Beginning	End
		31.666 %	31.666 %

### Part III – Distributive share items

	(a)	(b)	(c)
Apportionment percentage	Federal column	Oregon column	Form OR-40-N line numbers
11.108 %			
<b>Income (losses)</b>			
1. Ordinary business income (loss) .....	885,964.00	98,410.00	17
2. Net rental real estate income (loss) .....	9,536.00	1,059.00	17
3. Other net rental income (loss) .....			17
4. Guaranteed payments to partners .....			17
5. Interest income .....	14,977.00	1,664.00	8
6. Ordinary/qualified dividends .....	29.00	3.00	9
7. Royalties .....			17
8. Net short-term capital gain (loss) .....			13
9. Net long-term capital gain (loss) .....			13
10. Net section 1231 gain (loss) .....	504.00	56.00	14
11. Other income (loss) (include sch.) .....			Varies
<b>Adjustments</b>			
12. IRC section 179 expense .....			17
13. Other adjustments (include schedule) SEE STMT 1 .....	40,218.00	4,467.00	27
<b>Oregon additions</b>			
14. Interest on state & local government bonds .....			30
15. Other additions (include schedule) .....			30
<b>Oregon subtractions</b>			
16. U.S. government interest .....			33
17. Depreciation .....	173.00	19.00	33
18. Other subtractions (include sch.) SEE STMT 2 .....	821.00	91.00	33
<b>Oregon credits</b>			
19. Credits (include schedule) .....			52 and 55
<b>Payments for nonresidents</b>			
20. PTE owner payment from Form OR-19 .....			60
21. Tax paid on Form OR-OC filed on owner's behalf .....			

Keep this schedule with your tax records. Don't submit with your individual tax return or the PTE return.

**Oregon Statements**  
**Michael O Strand**  
**535-58-4341**

**Statement 1 - Form OR-20-S, Schedule OR-K-1, Line 13 - Other Adjustments**

<u>Description</u>	<u>Federal Amount</u>	<u>Oregon Amount</u>
Investment Interest Expense	\$ 119,726	\$ 13,299
Other Deductions	7,280	809
S Corporation Total:	127,006	14,107
Shareholder Percentage:	X 31.666000%	X 31.666000%
Shareholder Amount:	<u>40,218</u>	<u>4,467</u>

**Statement 2 - Form OR-20-S, Schedule OR-K-1, Line 18 - Other Subtractions**

<u>Code</u>	<u>Description</u>	<u>Federal Amount</u>	<u>Oregon Amount</u>
	S Corporation Total:	2,593	288
	Shareholder Percentage:	X 31.666000%	X 31.666000%
	Shareholder Amount:	<u>821</u>	<u>91</u>

20726

**Schedule K-1 - Shareholder's Share  
of Utah Income, Deductions and Credits**

**TC-20S, Sch. K-1  
2017**

S Corporation Information				Shareholder's Share of Utah Income, Deductions and Credits			
<b>A</b>	S-corporation's EIN:	<b>91-2092900</b>		1	Utah ordinary business income (loss)	<b>57060</b>	
<b>B</b>	S-corporation's name, address, city, state, and ZIP code:	<b>Horizon Realty Advisors, LLC</b>  <b>2003 Western Avenue, Suite 445</b> <b>Seattle WA 98121</b>		2	Utah net rental real estate income (loss)	<b>614</b>	
				3	Utah other net rental income (loss)		
				4a	Utah U.S. government interest income		
				4b	Utah municipal bond interest income		
				4c	Utah other interest income	<b>965</b>	
<b>Shareholder Information</b>				5	Utah ordinary dividends	<b>2</b>	
<b>C</b>	Shareholder's SSN or EIN:	<b>535-58-4341</b>		6	Utah royalties		
<b>D</b>	Shareholder's name, address, city, state, and ZIP code:	<b>Michael O Strand</b> <b>2003 Western Avenue, Suite 445</b>  <b>Seattle WA 98121</b>		7	Utah net short-term capital gain (loss)		
				8	Utah net long-term capital gain (loss)		
<b>E</b>	Percent of ownership:	<b>31.6660</b>		9	Utah net Section 1231 gain (loss)	<b>32</b>	
<b>Shareholder's Share of Apportionment Factors</b>				10	Utah recapture of Section 179 deduction		
		Utah	Total	11	Utah other income (loss) (describe)		
<b>F</b>	Property	\$	\$				
<b>G</b>	Payroll	\$	\$				
<b>H</b>	Sales	\$	\$				
		<b>161437</b>	<b>2506637</b>				
<b>Other Information</b>				12	Utah Section 179 deduction		
				13	Utah contributions		
				14	Utah investment interest expense	<b>2442</b>	
				15	Utah Section 59(e)(2) expenditures		
				16	Foreign taxes paid or accrued		
				17	Utah other deductions (describe)		
					<b>See Statement 1</b>	<b>148</b>	
				18	Utah nonrefundable credits - enter name    Code    Credit Amount		
				19	Utah refundable credits - enter name    Code    Credit Amount		
				20	Utah tax withheld on behalf of shareholder "X" if withholding waiver applied for	<b>2804</b>	

**Note:** To complete lines 1 through 17:

\* Utah residents, enter the amounts from federal Schedule K-1.

\* Utah nonresidents, see instructions to calculate amounts.

All filers complete lines 18 through 20, if applicable.

Form <b>TC-20S</b>	UT Schedule K-1 - Apportionable and Allocated Income Worksheet	2017
For calendar year 2017, or fiscal year beginning _____, and ending _____		

Shareholder's Identifying Number <b>535-58-4341</b>	Employer Identification Number <b>91-2092900</b> Utah Incorporation/Qualification Number
Shareholder's name, address, city, state and ZIP Code <b>Michael O Strand</b> <b>2003 Western Avenue, Suite 445</b>  <b>Seattle WA 98121</b>	S Corporation's name, address, city, state and ZIP code <b>Horizon Realty Advisors, LLC</b>  <b>2003 Western Avenue, Suite 445</b> <b>Seattle WA 98121</b>

Resident individual <input type="checkbox"/> Nonresident individual <input checked="" type="checkbox"/> Estate or trust <input type="checkbox"/>	Exempt organization <input type="checkbox"/> Ownership percentage <b>0.316660</b> Apportionment fraction <b>0.064404</b>
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Shareholders' Pro Rata Share Items	Total Income & Deductions	Total Nonbusiness Amount	Apportionable Income	Apportioned Total	Utah Nonbusiness Amount	Utah Amount
Ordinary business income (loss)	885,964		885,964	57,060		57,060
Net rental real estate income (loss)	9,536		9,536	614		614
Other net rental income (loss)						
U.S. government interest income						
Municipal bond interest income						
Other interest income	14,977		14,977	965		965
Ordinary dividends	29		29	2		2
Royalties						
Net short-term capital gain (loss)						
Net long-term capital gain (loss)						
Net section 1231 gain (loss)	504		504	32		32
Recapture of Section 179 deduction						
Other income (loss)						
Section 179 deduction						
Contributions						
Investment interest expense	37,912			2,442		2,442
Section 59(e)(2) expenditures						
Foreign taxes paid or accrued						
Other deductions	2,305			148		148

Utah Statements  
Michael O Strand  
535-58-4341

Statement 1 - Form TC-20S, Schedule K-1, Line 17 - Other Deductions

Description	Utah Amount
Pass-Through Entity (K-1)	\$ 148
Total	\$ 148