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March 12, 2019

Brian and Anat Granath  
250 Trowbridge Road  
Atlanta, GA 30350

Re: Brookside Parkway Partners, LLC

Dear Member:

Attached is your copy of the 2018 Partnership Form 1065 Schedule K-1. This schedule summarizes your information from the partnership. This information has been provided to the Internal Revenue Service with the U.S. Partnership Return of Income, Form 1065.

The information provided on this schedule should be entered on your tax return, in accordance with the instructions in Schedule K-1, page 2. If your return will be prepared by your accountant or attorney, you should provide a copy of this schedule to the preparer with your other tax information.

For a copy of the federal K-1 instructions, please visit <http://www.cricpa.com/instructions-schedule-k-1/>

We thank you for the opportunity to serve you.

Very truly yours,

Craig A. Thompson, CPA  
Partner

Schedule K-1  
(Form 1065)  
Department of the Treasury  
Internal Revenue Service

2018

For calendar year 2018, or tax year

beginning

ending

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

▶ See separate instructions.

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

1 Ordinary business income (loss)	0.	15 Credits	
2 Net rental real estate income (loss)	-1,292.	16 Foreign transactions	
3 Other net rental income (loss)			
4 Guaranteed payments			
5 Interest income	3.		
6a Ordinary dividends		17 Alternative min tax (AMT) items	
6b Qualified dividends		A	-417.
6c Dividend equivalents			
7 Royalties		18 Tax-exempt income and nondeductible expenses	
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)		19 Distributions	
9b Collectibles (28%) gain (loss)		A	2,342.
9c Unrecaptured sec 1250 gain		20 Other information	
10 Net section 1231 gain (loss)		A	3.
11 Other income (loss)		Z	* -1,292.
		AA	* 561.
		AB	* 68,284.
		AC	* 0.
		AD	* 0.
12 Section 179 deduction			
13 Other deductions			
14 Self-employment earnings (loss)			
A	0.		

\*See attached statement for additional information.

For IRS Use Only

**Part I Information About the Partnership**

A Partnership's employer identification number  
32-0468445

B Partnership's name, address, city, state, and ZIP code  
BROOKSIDE PARKWAY PARTNERS, LLC  
100 ASHFORD CENTER NORTH #310  
ATLANTA, GA 30338

C IRS Center where partnership filed return  
E-FILE

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

**Part II Information About the Partner**

E Partner's identifying number  
141-60-9923

F Partner's name, address, city, state, and ZIP code  
BRIAN AND ANAT GRANATH  
250 TROWBRIDGE ROAD  
ATLANTA, GA 30350

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

H ☒ Domestic partner ☐ Foreign partner

I1 What type of entity is this partner? INDIVIDUAL

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

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	0.4930966 %	0.4930966 %
Loss	0.4930966 %	0.4930966 %
Capital	0.5351073 %	0.5330449 %

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$ 1,334.	\$ 1,128.
Qualified nonrecourse financing	\$ 52,478.	\$ 55,073.
Recourse	\$ 0.	\$ 0.

L Partner's capital account analysis:

Beginning capital account	\$ 9,178.
Capital contributed during the year	\$
Current year increase (decrease)	\$ -1,002.
Withdrawals & distributions	\$ (2,342.)
Ending capital account	\$ 5,834.

☒ Tax basis ☐ GAAP ☐ Section 704(b) book

☐ Other (explain)

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

If "Yes," attach statement (see instructions)

CODE	DESCRIPTION	AMOUNT
	RENT - 3750 BROOKSIDE PARKWAY	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-1,292.
AA	SECTION 199A W-2 WAGES	561.
AB	SECTION 199A UNADJUSTED BASIS	68,284.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.

## SCH K-1

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

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SCHEDULE K-1 CURRENT YEAR INCREASES (DECREASES)

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DESCRIPTION	AMOUNT	TOTALS
RENTAL REAL ESTATE INCOME (LOSS)	-1,292.	
INTEREST INCOME	3.	
SCHEDULE K-1 INCOME SUBTOTAL		-1,289.
NET INCOME (LOSS) PER SCHEDULE K-1		-1,289.
PRIOR YEAR BOOK TO TAX ADJUSTMENT	287.	
OTHER INCREASES OR DECREASES SUBTOTAL		287.
TOTAL TO SCHEDULE K-1, ITEM L		-1,002.

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SCHEDULE K-1 FOOTNOTES

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THIS K-1 MAY INCLUDE NET INVESTMENT INCOME. PLEASE CONSULT YOUR TAX ADVISOR FOR CALCULATION OF NET INVESTMENT INCOME.

**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.**

	Report on	Code	Report on
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.		J Work opportunity credit	
Passive loss	See the Partner's Instructions	K Disabled access credit	
Passive income	Schedule E, line 28, column (h)	L Empowerment zone employment credit	
Nonpassive loss	See the Partner's Instructions	M Credit for increasing research activities	See the Partner's Instructions
Nonpassive income	Schedule E, line 28, column (k)	N Credit for employer social security and Medicare taxes	
2. Net rental real estate income (loss)	See the Partner's Instructions	O Backup withholding	
3. Other net rental income (loss)		P Other credits	
Net income	Schedule E, line 28, column (h)		
Net loss	See the Partner's Instructions	16. Foreign transactions	
4. Guaranteed payments	Schedule E, line 28, column (k)	A Name of country or U.S. possession	
5. Interest income	Form 1040, line 2b	B Gross income from all sources	Form 1116, Part I
6a. Ordinary dividends	Form 1040, line 3b	C Gross income sourced at partner level	
6b. Qualified dividends	Form 1040, line 3a		
6c. Dividend equivalents	See the Partner's Instructions	Foreign gross income sourced at partnership level	
7. Royalties	Schedule E, line 4	D Section 951A category	
8. Net short-term capital gain (loss)	Schedule D, line 5	E Foreign branch category	
9a. Net long-term capital gain (loss)	Schedule D, line 12	F Passive category	Form 1116, Part I
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D Instructions)	G General category	
9c. Unrecaptured section 1250 gain	See the Partner's Instructions	H Other	
10. Net section 1231 gain (loss)	See the Partner's Instructions		
11. Other income (loss)		Deductions allocated and apportioned at partner level	
Code		I Interest expense	Form 1116, Part I
A Other portfolio income (loss)	See the Partner's Instructions	J Other	Form 1116, Part I
B Involuntary conversions	See the Partner's Instructions		
C Sec. 1256 contracts & straddles	Form 6781, line 1	Deductions allocated and apportioned at partnership level to foreign source income	
D Mining exploration costs recapture	See Pub. 535	K Section 951A category	
E Cancellation of debt	Schedule 1 (Form 1040), line 21 or Form 982	L Foreign branch category	
F Section 951A income		M Passive category	Form 1116, Part I
G Section 965(a) inclusion		N General category	
H Subpart F income other than sections 951A and 965 inclusion	See the Partner's Instructions	O Other	
I Other income (loss)			
12. Section 179 deduction	See the Partner's Instructions	Other information	
13. Other deductions		P Total foreign taxes paid	Form 1116, Part II
A Cash contributions (60%)		Q Total foreign taxes accrued	Form 1116, Part II
B Cash contributions (30%)		R Reduction in taxes available for credit	Form 1116, line 12
C Noncash contributions (50%)	See the Partner's Instructions	S Foreign trading gross receipts	Form 8873
D Noncash contributions (30%)		T Extraterritorial income exclusion	Form 8873
E Capital gain property to a 50% organization (30%)		U Section 951A(c)(1)(A) tested income	
F Capital gain property (20%)		V Tested foreign income tax	See the Partner's Instructions
G Contributions (100%)		W Section 965 information	
H Investment interest expense	Form 4952, line 1	X Other foreign transactions	
I Deductions - royalty income	Schedule E, line 19		
J Section 59(e)(2) expenditures	See the Partner's Instructions	17. Alternative minimum tax (AMT) items	
K Excess business interest expense	See the Partner's Instructions	A Post-1986 depreciation adjustment	
L Deductions - portfolio (other)	Schedule A, line 16	B Adjusted gain or loss	See the Partner's Instructions and the Instructions for Form 6251
M Amounts paid for medical insurance	Schedule A, line 1 or Schedule 1 (Form 1040), line 29	C Depletion (other than oil & gas)	
N Educational assistance benefits	See the Partner's Instructions	D Oil, gas, & geothermal - gross income	
O Dependent care benefits	Form 2441, line 12	E Oil, gas, & geothermal - deductions	
P Preproductive period expenses	See the Partner's Instructions	F Other AMT items	
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 Instructions		
R Pensions and IRAs	See the Partner's Instructions	18. Tax-exempt income and nondeductible expenses	
S Reforestation expense deduction through V	See the Partner's Instructions	A Tax-exempt interest income	Form 1040, line 2a
W Other deductions	See the Partner's Instructions	B Other tax-exempt income	See the Partner's Instructions
X Section 965(c) deduction	See the Partner's Instructions	C Nondeductible expenses	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.		19. Distributions	
A Net earnings (loss) from self-employment	Schedule SE, Section A or B	A Cash and marketable securities	
B Gross farming or fishing income	See the Partner's Instructions	B Distribution subject to section 737	See the Partner's Instructions
C Gross non-farm income	See the Partner's Instructions	C Other property	
15. Credits			
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings		20. Other information	
B Low-income housing credit (other) from pre-2008 buildings		A Investment income	Form 4952, line 4a
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	See the Partner's Instructions	B Investment expenses	Form 4952, line 5
D Low-income housing credit (other) from post-2007 buildings		C Fuel tax credit information	Form 4136
E Qualified rehabilitation expenditures (rental real estate)		D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
F Other rental real estate credits		E Basis of energy property	See the Partner's Instructions
G Other rental credits		F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8
H Undistributed capital gains credit	Schedule 5 (Form 1040), line 74, box a	G Recapture of low-income housing credit (other)	Form 8611, line 8
I Biofuel producer credit	See the Partner's Instructions	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 through Y	
		Z Section 199A income	
		AA Section 199A W-2 wages	
		AB Section 199A unadjusted basis	
		AC Section 199A REIT dividends	See the Partner's Instructions
		AD Section 199A PTP income	
		AE Excess taxable income	
		AF Excess business interest income	
		AG Gross receipts for section 59A(e)	
		AH Other information	

<b>GEORGIA FORM 700 SCHEDULE K-1 EQUIVALENT</b>	<b>Partner's Georgia Information</b> <b>For Calendar Year 2018 or Fiscal Year</b> Beginning _____, 2018; and Ending _____, _____.	<b>2018</b>
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Partner's Name, Address and ZIP Code  <b>BRIAN AND ANAT GRANATH</b> <b>250 TROWBRIDGE ROAD</b> <b>ATLANTA, GA 30350</b>	Partner Number <u>2</u> Partner's Social Security Number <u>141-60-9923</u> <hr/> Resident <input checked="" type="checkbox"/> Nonresident <input type="checkbox"/> Amended Schedule K-1 <input type="checkbox"/> Final Schedule K-1 <input type="checkbox"/>
Partnership's Name, Address and ZIP Code  <b>BROOKSIDE PARKWAY PARTNERS, LLC</b> <b>100 ASHFORD CENTER NORTH #310</b> <b>ATLANTA, GA 30338</b>	Partnership's Identifying Number <u>32-0468445</u> <hr/> Partner's Percentage <b>0.4930966</b> Georgia Ratio <b>1.000000</b>

Total Federal income .....	-1289.
ADDITIONS TO FEDERAL INCOME	
State and municipal bond interest other than Georgia or political subdivision thereof .....	_____
Net income or net profits taxes imposed by taxing jurisdictions other than Georgia .....	_____
Expenses attributable to tax exempt income .....	_____
Intangible expenses and related interest costs .....	_____
Captive REIT expenses and costs .....	_____
Other additions	_____
<b>FEDERAL DEPRECIATION ADJUSTMENT</b> .....	<b>46.</b>
_____	_____
_____	_____
SUBTRACTIONS FROM FEDERAL INCOME	
Interest on U.S. Obligations .....	_____
Exception to intangible expenses and related interest cost .....	_____
Exception to captive REIT expenses and costs .....	_____
Other subtractions	_____
<b>STATE DEPRECIATION ADJUSTMENT</b> .....	<b>92.</b>
_____	_____
_____	_____
_____	_____
Total Income For Georgia Purposes .....	-1335.
Nonresident Partners:	
Income Allocated Everywhere .....	_____
Business Income subject to apportionment .....	_____
Net business Income apportioned to Georgia .....	_____
Net income allocated to Georgia .....	_____
Total Georgia income .....	-1335.
Georgia tax withheld .....	_____
Georgia business credits .....	_____