

**GILBERT & STEWART
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PROVO, UT 84601
(801) 377-5300**

March 7, 2019

MAROAN STADIUM 150 LLC
3212 SHADOWBROOK DR
PROVO, UT 84604

RE:
STADIUM TERRACE INVESTORS
82-4200697
Schedule K-1 from Partnership's 2018 Return of Income

Dear MAROAN STADIUM 150 LLC:

Enclosed is your 2018 Schedule K-1 (Form 1065) Partner's Share of Income, Deductions, Credits, Etc. from STADIUM TERRACE INVESTORS. This information reflects the amounts you need to complete your income tax return. The amounts shown are your distributive share of partnership tax items to be reported on your tax return, and may not correspond to actual distributions you have received during the year. This information is included in the Partnership's 2018 Federal Return of Partnership Income that was filed with the Internal Revenue Service.

If you have any questions concerning this information, please contact us immediately.

Sincerely,

Gilbert & Stewart

Enclosure(s)

IRS CIRCULAR 230 DISCLOSURE REQUIREMENT: IRS Circular 230 requires us to notify you that any tax advice contained in this communication (including attachments) is not intended or written to be used, and can not be used, by any person for the purpose of avoiding tax penalties that may be imposed by law.

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

2018

For calendar year 2018, or tax year

☐ Final K-1☐ Amended K-1

651118

OMB No. 1545-0123

beginning

/

/ 2018

ending

/

/

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

▶ See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number

82-4200697

B Partnership's name, address, city, state, and ZIP code

STADIUM TERRACE INVESTORS
2483 N CANYON RD SUITE 200
PROVO, UT 84604C IRS Center where partnership filed return
E-FILED ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number

55-4821295

F Partner's name, address, city, state, and ZIP code

MAROAN STADIUM 150 LLC
3212 SHADOWBROOK DR
PROVO, UT 84604G ☐ General partner or LLC
member-manager☒ Limited partner or other
LLC memberH ☒ Domestic partner☐ Foreign partner

I1 What type of entity is this partner?

PARTNERSHIP

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

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

Beginning

Ending

Profit 1.069748 % 1.069748 %

Loss 1.069748 % 1.069748 %

Capital 1.134044 % 1.134044 %

K Partner's share of liabilities:

Beginning

Ending

Nonrecourse. \$ \$

Qualified nonrecourse
financing. \$ \$ 56,964.

Recourse. \$ \$

L Partner's capital account analysis:

Beginning capital account. \$ 0.

Capital contributed during the year. . . . \$ 50,000.

Current year increase (decrease) \$ -6,382.

Withdrawals & distributions. \$

Ending capital account. \$ 43,618.

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

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

☐ Yes☒ No

If "Yes," attach statement (see instructions)

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

1	Ordinary business income (loss)	15	Credits
2	Net rental real estate income (loss)		
*	-6,382.		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	17	Alternative minimum tax (AMT) items
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	18	Tax-exempt income and nondeductible expenses
10	Net section 1231 gain (loss)		
11	Other income (loss)		
		19	Distributions
12	Section 179 deduction		
13	Other deductions	20	Other information
		AA	349.
		AB	81,289.
		AG	6,958.
14	Self-employment earnings (loss)	Z	-6,382.

*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.		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)	16 Foreign transactions	
Net loss	See the Partner's Instructions	A Name of country or U.S. possession	
4 Guaranteed payments	Schedule E, line 28, column (k)	B Gross income from all sources	Form 1116, Part I
5 Interest income	Form 1040, line 2b	C Gross income sourced at partner level	
6 a Ordinary dividends	Form 1040, line 3b	Foreign gross income sourced at partnership level	
6 b Qualified dividends	Form 1040, line 3a	D Section 951A category	
6 c Dividend equivalents	See the Partner's Instructions	E Foreign branch category	
7 Royalties	Schedule E, line 4	F Passive category	Form 1116, Part I
8 Net short-term capital gain (loss)	Schedule D, line 5	G General category	
9 a Net long-term capital gain (loss)	Schedule D, line 12	H Other	
9 b Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D Instructions)	Deductions allocated and apportioned at partner level	
9 c Unrecaptured section 1250 gain	See the Partner's Instructions	I Interest expense	Form 1116, Part I
10 Net section 1231 gain (loss)	See the Partner's Instructions	J Other	Form 1116, Part I
11 Other income (loss)		Deductions allocated and apportioned at partnership level to foreign source income	
Code		K Section 951A category	
A Other portfolio income (loss)	See the Partner's Instructions	L Foreign branch category	
B Involuntary conversions	See the Partner's Instructions	M Passive category	Form 1116, Part I
C Sec. 1256 contracts & straddles	Form 6781, line 1	N General category	
D Mining exploration costs recapture	See Pub. 535	O Other	
E Cancellation of debt	Schedule 1 (Form 1040), line 21 or Form 982	Other information	
F Section 951A income		P Total foreign taxes paid	Form 1116, Part II
G Section 965(a) inclusion		Q Total foreign taxes accrued	Form 1116, Part II
H Subpart F income other than sections 951A and 965 inclusion	See the Partner's Instructions	R Reduction in taxes available for credit	Form 1116, line 12
I Other income (loss)		S Foreign trading gross receipts	Form 8873
12 Section 179 deduction	See the Partner's Instructions	T Extraterritorial income exclusion	Form 8873
13 Other deductions		U Section 951A(c)(1)(A) tested income	
A Cash contributions (60%)		V Tested foreign income tax	See the Partner's Instructions
B Cash contributions (30%)		W Section 965 information	
C Noncash contributions (50%)		X Other foreign transactions	
D Noncash contributions (30%)	See the Partner's Instructions	17 Alternative minimum tax (AMT) items	
E Capital gain property to a 50% organization (30%)		A Post-1986 depreciation adjustment	
F Capital gain property (20%)		B Adjusted gain or loss	See the Partner's Instructions and the Instructions for Form 6251
G Contributions (100%)		C Depletion (other than oil & gas)	
H Investment interest expense	Form 4952, line 1	D Oil, gas, & geothermal — gross income	
I Deductions — royalty income	Schedule E, line 19	E Oil, gas, & geothermal — deductions	
J Section 59(e)(2) expenditures	See the Partner's Instructions	F Other AMT items	
K Excess business interest expense	See the Partner's Instructions	18 Tax-exempt income and nondeductible expenses	
L Deductions — portfolio (other)	Schedule A, line 16	A Tax-exempt interest income	Form 1040, line 2a
M Amounts paid for medical insurance	Schedule A, line 1 or Schedule 1 (Form 1040), line 29	B Other tax-exempt income	See the Partner's Instructions
N Educational assistance benefits	See the Partner's Instructions	C Nondeductible expenses	See the Partner's Instructions
O Dependent care benefits	Form 2441, line 12	19 Distributions	
P Preproductive period expenses	See the Partner's Instructions	A Cash and marketable securities	
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 Instructions	B Distribution subject to section 737	See the Partner's Instructions
R Pensions and IRAs	See the Partner's Instructions	C Other property	
S Reforestation expense deduction	See the Partner's Instructions	20 Other information	
T through V	Reserved for future use	A Investment income	Form 4952, line 4a
W Other deductions	See the Partner's Instructions	B Investment expenses	Form 4952, line 5
X Section 965(c) deduction	See the Partner's Instructions	C Fuel tax credit information	Form 4136
14 Self-employment earnings (loss)		D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
Note. If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.		E Basis of energy property	See the Partner's Instructions
A Net earnings (loss) from self-employment	Schedule SE, Section A or B	F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8
B Gross farming or fishing income	See the Partner's Instructions	G Recapture of low-income housing credit (other)	Form 8611, line 8
C Gross non-farm income	See the Partner's Instructions	H Recapture of investment credit	See Form 4255
15 Credits		I Recapture of other credits	See the Partner's Instructions
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings		J Look-back interest — completed long-term contracts	See Form 8697
B Low-income housing credit (other) from pre-2008 buildings		K Look-back interest — income forecast method	See Form 8866
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings		L Dispositions of property with section 179 deductions	
D Low-income housing credit (other) from post-2007 buildings	See the Partner's Instructions	M Recapture of section 179 deduction	
E Qualified rehabilitation expenditures (rental real estate)		N Interest expense for corporate partners	
F Other rental real estate credits		O through Y	
G Other rental credits		Z Section 199A income	
H Undistributed capital gains credit	Schedule 5 (Form 1040), line 74, box a	AA Section 199A W-2 wages	
I Biofuel producer credit	See the Partner's Instructions	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	

PTPA0312L 12/11/18

Schedule K-1(Form 1065) 2018

BOX 2
RENTAL REAL ESTATE ACTIVITIES

<u>PROPERTY TYPE AND ADDRESS</u>	<u>GROSS INCOME</u>	<u>NET EXPENSES</u>	<u>NET INCOME</u>	<u>PASSIVE NONPASS</u>	<u>SEC. 1231 TOTAL</u>
TYPE: 2 - MULTI-FAMILY RESIDENCE 1960 N CANYON RD PROVO, UT 84604	6,958.	13,340.	\$ -6,382.	PASSIVE	
		TOTAL	<u>\$ -6,382.</u>		

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

Intuit **TC-65, Sch. K-1
2018**

Partnership Information

A Partnership's EIN: 82-4200697

B Partnership's name, address, city, state, and ZIP code

STADIUM TERRACE INVESTORS
2483 N CANYON RD SUITE 200
PROVO, UT 84604

Partner Information

C Partner's SSN or EIN: 55-4821295

D Partner's name, address, city, state, and ZIP code

MAROAN STADIUM 150 LLC
3212 SHADOWBROOK DR
PROVO, UT 84604

E Partner's phone number 801-377-5300

F Percent of ownership 1.1340

G Enter "X" if limited partner or member X

H Entity code from list below: B

C O D E S	I = Individual	P = Gen'l Partnership	
	C = Corporation	L = Limited Partnership	
	S = S Corporation	B = LLC	R = LLP
	N = Nonprofit Corp.	T = Trust	O = Other

I Enter date: 01 29 2018
affiliated withdrawn

Partner's Share of Apportionment Factors

		Utah		Total
J Property	\$	0.	\$	0.
K Payroll	\$	0.	\$	0.
L Sales	\$	0.	\$	0.

Other Information

Note: To complete lines 1 through 16:

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

* Utah nonresidents, see instructions to calculate amounts.

All filers complete lines 17 through 19, if applicable.

Partner's Share of Utah Income, Deductions and Credits

1	Utah ordinary business income (loss)	
2	Utah net rental real estate income (loss)	-6382.
3	Utah other net rental income (loss)	
4	Utah guaranteed payments	
5a	Utah U.S. government interest income	
5b	Utah municipal bond interest income	
5c	Utah other interest income	
6	Utah ordinary dividends	
7	Utah royalties	
8	Utah net short-term capital gain (loss)	
9	Utah net long-term capital gain (loss)	
10	Utah net Section 1231 gain (loss)	
11	Utah recapture of Section 179 deduction	
12	Utah other income (loss) (describe)	
13	Utah Section 179 deduction	
14	Contributions	
15	Foreign taxes paid or accrued	
16	Utah other deductions (describe)	
17	Utah nonrefundable credits:	
	<u>Name of Credit</u>	<u>Code</u> <u>Credit Amount</u>
18	Utah refundable credits:	
	<u>Name of Credit</u>	<u>Code</u> <u>Credit Amount</u>
19	Utah tax withheld on behalf of partner "X" if withholding waiver applied for	X