

Form **1065**Department of the Treasury
Internal Revenue Service**U.S. Return of Partnership Income**

OMB No. 1545-0123

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

► Go to www.irs.gov/Form1065 for instructions and the latest information.**2018**

A Principal business activity Real Estate	Type or Print	Name of partnership First Pavilion Partners, LLC	D Employer identification number 45-1555141
B Principal product or service Rental		Number, street, and room or suite no. If a P.O. box, see instructions. 5492 Old Gaines Mill Ln	E Date business started 04/01/2011
C Business code number 531110		City or town, state or province, country, and ZIP or foreign postal code Mechanicsville VA 23111	F Total assets (see instructions) \$1,426,099.

- 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 instructions for more information.

Income (see instructions for limitations)	1a Gross receipts or sales	1a		1c
	b Returns and allowances	1b		
	c Balance. Subtract line 1b from line 1a			
	2 Cost of goods sold (attach Form 1125-A)			
	3 Gross profit. Subtract line 2 from line 1c			
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			
Deductions	7 Other income (loss) (attach statement)			
	8 Total income (loss). Combine lines 3 through 7			
	9 Salaries and wages (other than to partners) (less employment credits)			
	10 Guaranteed payments to partners			
	11 Repairs and maintenance			
	12 Bad debts			
	13 Rent			
	14 Taxes and licenses			
Tax and Payment	15 Interest (see instructions)			
	16a 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.)			
	18 Retirement plans, etc.			
	19 Employee benefit programs			
	20 Other deductions (attach statement)			
	21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			
Sign Here	22 Ordinary business income (loss). Subtract line 21 from line 8			
	23 Interest due under the look-back method—completed long-term contracts (attach Form 8697)			
	24 Interest due under the look-back method—income forecast method (attach Form 8866)			
	25 BBA AAR imputed underpayment (see instructions)			
	26 Other taxes (see instructions)			
	27 Total balance due. Add lines 23 through 27			
	28 Payment (see instructions)			
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed			
	30 Overpayment. If line 28 is larger than line 27, enter overpayment			0.

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.

May the IRS discuss this return with the preparer shown below? See instructions. Yes No

► Signature of partner or limited liability company member

► 02/09/2019

Date

Paid Preparer Use Only	Print/Type preparer's name Self-Prepared	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name ►			Firm's EIN ►	
	Firm's address ►			Phone no.	

For Paperwork Reduction Act Notice, see separate instructions.

BAA

Form **1065** (2018)

Schedule B Other Information

1	What type of entity is filing this return? Check the applicable box:	Yes	No		
a	<input type="checkbox"/> Domestic general partnership	b	<input type="checkbox"/> Domestic limited partnership		
c	<input checked="" type="checkbox"/> Domestic limited liability company	d	<input type="checkbox"/> Domestic limited liability partnership		
e	<input type="checkbox"/> Foreign partnership	f	<input type="checkbox"/> 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? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership		X		
b	Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership		X		
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? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below		X		
	(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock	
b	Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below		X		
	(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?	Yes	No		
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 If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1.		X		
5	Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?		X		
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?		X		
7	Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?		X		
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)? See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. ►		X		
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 of Certain Foreign Gifts. See instructions		X		
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.		X		
b	Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X		

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? ► <input type="checkbox"/>		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 ► <input type="checkbox"/>		
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. ► <input type="checkbox"/>		x
15	Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ► <input type="checkbox"/>		
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? <input type="checkbox"/>		
17	Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ► <input type="checkbox"/>		
18	Enter the number of partners that are foreign governments under section 892. ► <input type="checkbox"/>		
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)? <input type="checkbox"/>		x
20	Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938 <input type="checkbox"/>		x
21	Is the partnership a section 721(c) partnership, as defined in Treasury Regulations section 1.721(c)-1T(b)(14)? <input type="checkbox"/>		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. ► \$ <input type="checkbox"/>		x
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 <input type="checkbox"/>		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 <input type="checkbox"/>		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 <input type="checkbox"/>		
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). <input type="checkbox"/>		
	If "No," complete and attach Form 8990. <input type="checkbox"/>		
25	Is the 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. ► <input type="checkbox"/>		x
	If "No," complete Designation of Partnership Representative below. <input type="checkbox"/>		

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 ► Eric Burcham U.S. taxpayer identification number of PR ► 223-57-1044

U.S. address of PR ► 1400 S Michigan Ave #2003 Chicago IL 60605 U.S. phone number of PR ► (312) 461-4834

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? 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
	2 Net rental real estate income (loss) (attach Form 8825)	2 -23,220.
	3a 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
	6 Dividends and dividend equivalents: a Ordinary dividends	6a
	b Qualified dividends	6b
	c Dividend equivalents	6c
	7 Royalties	7
Deductions	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8
	9a 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
Self-Employment	11 Other income (loss) (see instructions) Type ►	11
	12 Section 179 deduction (attach Form 4562)	12
	13a Contributions	13a
	b Investment interest expense	13b
Credits	c Section 59(e)(2) expenditures: (1) Type ► (2) Amount ►	13c(2)
	d Other deductions (see instructions) Type ►	13d
	14a Net earnings (loss) from self-employment	14a
Foreign Transactions	b Gross farming or fishing income	14b
	c Gross nonfarm income	14c
	15a 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
Alternative Minimum Tax (AMT) Items	e Other rental credits (see instructions) Type ►	15e
	f Other credits (see instructions) Type ►	15f
	16a Name of country or U.S. possession ►	16a
	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
Other Information	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
Other Information	r Other foreign tax information (attach statement)	
	17a Post-1986 depreciation adjustment	17a 0.
	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
Other Information	f Other AMT items (attach statement)	17f
	18a Tax-exempt interest income	18a
	b Other tax-exempt income	18b
	c Nondeductible expenses	18c
	19a Distributions of cash and marketable securities	19a
Other Information	b Distributions of other property	19b
	20a Investment income	20a
	b Investment expenses	20b
Other Information	c Other items and amounts (attach statement) ** SEE STMT	

Analysis of Net Income (Loss)

1	Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p	1	-23,220.				
2	Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other
a	General partners						
b	Limited partners		-23,220.				

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
	Assets	(a)	(b)	(c)	(d)
1	Cash				20,707.
2a	Trade notes and accounts receivable			145.	
b	Less allowance for bad debts				145.
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities				
6	Other current assets (attach statement)				
7a	Loans to partners (or persons related to partners)				
b	Mortgage and real estate loans				
8	Other investments (attach statement)				
9a	Buildings and other depreciable assets			1,390,968.	
b	Less accumulated depreciation			100,538.	1,290,430.
10a	Depletable assets				
b	Less accumulated depletion				
11	Land (net of any amortization)				95,000.
12a	Intangible assets (amortizable only)			20,160.	
b	Less accumulated amortization			343.	19,817.
13	Other assets (attach statement)				
14	Total assets				1,426,099.
	Liabilities and Capital				
15	Accounts payable				791.
16	Mortgages, notes, bonds payable in less than 1 year				10,000.
17	Other current liabilities (attach statement)				
18	All nonrecourse loans				
19a	Loans from partners (or persons related to partners)				30,000.
b	Mortgages, notes, bonds payable in 1 year or more				1,253,612.
20	Other liabilities (attach statement)				
21	Partners' capital accounts			0.	131,696.
22	Total liabilities and capital			0.	1,426,099.

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

Note: The partnership may be required to file Schedule M-3. See instructions.

1	Net income (loss) per books	-23,220.	6	Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):
2	Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a	Tax-exempt interest \$ _____
3	Guaranteed payments (other than health insurance)		7	Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize):
4	Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):		a	Depreciation \$ _____
a	Depreciation \$ _____		8	Add lines 6 and 7
b	Travel and entertainment \$ _____		9	Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5
5	Add lines 1 through 4	-23,220.		-23,220.

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year	0.	6	Distributions: a Cash
2	Capital contributed: a Cash	36,000.	b	Property
	b Property		7	Other decreases (itemize):
3	Net income (loss) per books	-23,220.	8	Add lines 6 and 7
4	Other increases (itemize):		9	Balance at end of year. Subtract line 8 from line 5
5	Add lines 1 through 4	12,780.		12,780.

Form **8825**
 (Rev. November 2018)

Department of the Treasury
 Internal Revenue Service

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				Employer identification number
First Pavilion Partners, LLC				45-1555141
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	106 N Elm Ave Highland Springs, VA 23075	1	365	0
B	114 N Ivy Ave Highland Springs, VA 23075	1	365	0
C	303 S Holly Ave Highland Springs, VA 23075	1	365	0
D	3204 Emporia St Richmond, VA 23231	1	365	0
Properties				
Rental Real Estate Income				
2	A	B	C	D
2 Gross rents	8,773	10,500	9,750	9,525
Rental Real Estate Expenses				
3 Advertising				
4 Auto and travel				
5 Cleaning and maintenance			700	
6 Commissions	702	840	780	762
7 Insurance	263	307	305	259
8 Legal and other professional fees	203	586		81
9 Interest (see instructions)	2,772	2,168	1,779	1,738
10 Repairs	1,584		325	155
11 Taxes	746	1,144	1,091	656
12 Utilities				
13 Wages and salaries				
14 Depreciation (see instructions)	2,158	2,589	2,345	2,025
15 Other (list) ► Amortization	17	7	7	
16 Total expenses for each property. Add lines 3 through 15	8,445	7,641	7,332	5,676
17 Income or (loss) from each property. Subtract line 16 from line 2	328	2,859	2,418	3,849
18a Total gross rents. Add gross rents from line 2, columns A through H				98,796
b Total expenses. Add total expenses from line 16, columns A through H				(122,016)
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities				
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)				
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 real estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2	21	-23,220		

For Paperwork Reduction Act Notice, see instructions.

Form **8825** (Rev. 11-2018)

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.			
	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1–8; see below for list	Fair Rental Days	Personal Use Days
E	217 S Fern Ave Highland Springs, VA 23075	1	365	0
F	8052 Elm Drive, Suite I Mechanicsville, VA 23111	4	365	0
G	1015 Nelson St Henrico, VA 23231	1	365	0
H	120 N Fern Ave Henrico, VA 23075	1	275	0

Properties					
Rental Real Estate Income		E	F	G	H
2	Gross rents	2 8,504	12,925	10,285	7,817
3	Rental Real Estate Expenses				
4	Advertising				
5	Auto and travel				613
6	Cleaning and maintenance . .	150	100	160	115
7	Commissions	680	2,898	823	625
8	Insurance	153	767	329	673
9	Legal and other professional fees				220
10	Interest (see instructions) . .	2,397	6,471	2,983	4,458
11	Repairs	172	500	505	2,914
12	Taxes	634	1,361	564	593
13	Utilities		1,261	47	124
14	Wages and salaries	1,356	4,458	2,615	2,875
15	Depreciation (see instructions)		10	128	55
	Other (list) ► Amortization				30
	Condo Association Fee			3,896	
16	Total expenses for each property. Add lines 3 through 15	5,552	21,841	8,081	13,240
17	Income or (loss) from each property. Subtract line 16 from line 2	2,952	-8,916	2,204	-5,423

Allowable Codes for Type of Property

- 1—Single Family Residence
- 2—Multi-Family Residence
- 3—Vacation or Short-Term Rental
- 4—Commercial
- 5—Land
- 6—Royalties
- 7—Self-Rental
- 8—Other (include description with the code on Form 8825 or on a separate statement)

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.			
	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1–8; see below for list	Fair Rental Days	Personal Use Days
E	13 S Holly Ave Henrico, VA 23075	1	245	0
F	2000 Darbytown Rd Henrico, VA 23231	1	245	0
G	235 N Linden Ave Henrico, VA 23075	1	120	0
H	23 N Juniper Ave Henrico, VA 23075	1	40	0

		Properties			
Rental Real Estate Income		E	F	G	H
2	Gross rents	2 6,881	7,478	2,945	1,615
3	Rental Real Estate Expenses				
4	Advertising				
5	Auto and travel				752
6	Cleaning and maintenance				
7	Commissions	550	598	236	129
8	Insurance	661	673	561	426
9	Legal and other professional fees	40	217	35	
10	Interest (see instructions)	3,912	4,191	3,745	1,926
11	Repairs	601			
12	Taxes	640	545	333	300
13	Utilities	70	28	137	173
14	Wages and salaries	2,909	2,972	1,669	1,610
15	Depreciation (see instructions)	34	34	13	13
16	Other (list) ► Amortization				
16	Total expenses for each property. Add lines 3 through 15	9,417	9,258	6,729	5,329
17	Income or (loss) from each property. Subtract line 16 from line 2	-2,536	-1,780	-3,784	-3,714

Allowable Codes for Type of Property

- 1—Single Family Residence
- 2—Multi-Family Residence
- 3—Vacation or Short-Term Rental
- 4—Commercial
- 5—Land
- 6—Royalties
- 7—Self-Rental
- 8—Other (include description with the code on Form 8825 or on a separate statement)

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.			
	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1–8; see below for list	Fair Rental Days	Personal Use Days
E	23 S Elm Ave Henrico, VA 23075	1	40	0
F	3204 Denver St Henrico, VA 23231	1	45	0
G	602 Dale St Henrico, VA 23075	1	45	0
H				

	Properties			
	E	F	G	H
Rental Real Estate Income				
2 Gross rents	2 0	302	1,496	
Rental Real Estate Expenses				
3 Advertising	3			
4 Auto and travel	4			
5 Cleaning and maintenance . .	5			
6 Commissions	6	24	120	
7 Insurance	7 415	470	415	
8 Legal and other professional fees	8 35	30	15	
9 Interest (see instructions) . .	9 1,313	1,379	688	
10 Repairs	10 5,192		221	
11 Taxes	11 178	165	63	
12 Utilities	12 174	112		
13 Wages and salaries	13			
14 Depreciation (see instructions)	14 895	1,106	454	
15 Other (list) ► Amortization		11		
16 Total expenses for each property. Add lines 3 through 15	16 8,202	3,297	1,976	
17 Income or (loss) from each property. Subtract line 16 from line 2	17 -8,202	-2,995	-480	

Allowable Codes for Type of Property

- 1—Single Family Residence
- 2—Multi-Family Residence
- 3—Vacation or Short-Term Rental
- 4—Commercial
- 5—Land
- 6—Royalties
- 7—Self-Rental
- 8—Other (include description with the code on Form 8825 or on a separate statement)

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 106 N Elm

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	2,158.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,158.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

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

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No					25 If "Yes", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No			
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .							25	

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (ii), line 26. Enter here and on line 7, page 1

28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29

Section B—Information on Use of Vehicles

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

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

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

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

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.		

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	08/06/2018	1,040.	263a	25.00 yrs	17.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					17.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 114 N Ivy

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	2,589.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,589.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24a Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No					24b If Yes, is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No			
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .					25			

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%				
		%				
		%				

27 Property used 50% or less in a qualified business use:

28. Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (h), line 26. Enter here and on line 27, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.		

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
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42 Amortization of costs that begins during your 2018 tax year (see instructions):

Refinance Costs | 11/08/2018 | 1,065. | 263a | 25.00 yrs | 7.

For more information about the study, please contact Dr. John Smith at (555) 123-4567 or via email at john.smith@researchinstitute.org.

43 Amortization of costs that began before your 2018 tax year

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 303 S Holly

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	2,345.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,345.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 3, page 1

28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	11/08/2018	1,057.	263a	25.00 yrs	7.
43 Amortization of costs that began before your 2018 tax year					
					43
44 Total. Add amounts in column (f). See the instructions for where to report					
					44
					7.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 217 S Fern

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	1,356.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	1,356.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .					25			

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1 **28**

28 Add amounts in column (i), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1.

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	08/06/2018	607.	263a	25.00 yrs	10.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					10.

Depreciation and Amortization
(Including Information on Listed Property)

OMB No. 1545-0172

2018

Attachment
Sequence No. 179► Go to www.irs.gov/Form4562 for instructions and the latest information.

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 8052 Elm Commercial

Identifying number

45-1555141

Part I Election To Expense Certain Property Under Section 179**Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	4,458.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	4,458.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 7, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	02/20/2018	3,497.	263a	25.00 yrs	128.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					128.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 1015 Nelson

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	2,615.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,615.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

	%					
	%					
	%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (i), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	02/20/2018	1,499.	263a	25.00 yrs	55.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					55.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 120 N Fern

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	03/18	99,873.	27.5 yrs.	MM	S/L	2,875.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,875.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

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

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No					If 'No', is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No			
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .					25			

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%				
		%				
		%				

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (n), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (i), line 26. Enter here and on line 3, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.		

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	08/06/2018	1,813.	263a	25.00 yrs	30.
43 Amortization of costs that began before your 2018 tax year					
					43
44 Total. Add amounts in column (f). See the instructions for where to report					
					44
					30.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 13 S Holly

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	04/18	112,950.	27.5 yrs.	MM	S/L	2,909.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,909.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 3, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	08/06/2018	2,030.	263a	25.00 yrs	34.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					34.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)► Go to www.irs.gov/Form4562 for instructions and the latest information.

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 2000 Darbytown

Identifying number

45-1555141

Part I Election To Expense Certain Property Under Section 179**Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	04/18	115,367.	27.5 yrs.	MM	S/L	2,972.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,972.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .					25			

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (i), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	08/06/2018	2,047.	263a	25.00 yrs	34.
43 Amortization of costs that began before your 2018 tax year					
					43
44 Total. Add amounts in column (f). See the instructions for where to report					
					44
					34.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 235 N Linden

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	08/18	122,378.	27.5 yrs.	MM	S/L	1,669.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	1,669.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1 . 2
29 Add amounts in column (ii), line 26. Enter here and on line 3, page 1.

28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	11/08/2018	1,947.	263a	25.00 yrs	13.
43 Amortization of costs that began before your 2018 tax year					
					43
44 Total. Add amounts in column (f). See the instructions for where to report					
					44
					13.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)► Go to www.irs.gov/Form4562 for instructions and the latest information.

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 23 N Juniper

Identifying number

45-1555141

Part I Election To Expense Certain Property Under Section 179**Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	08/18	118,040.	27.5 yrs.	MM	S/L	1,610.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	1,610.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

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

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .					25			

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 3, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Amortization	11/08/2018	1,886.	263a	25.00 yrs	13.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					13.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 23 S Elm

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	09/18	84,346.	27.5 yrs.	MM	S/L	895.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	895.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 3204 Denver

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	09/18	104,307.	27.5 yrs.	MM	S/L	1,106.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	1,106.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

	%					
	%					
	%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (ii), line 26. Enter here and on line 7, page 1

28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
-----------------------------	---------------------------------	---------------------------	---------------------	--	-----------------------------------

42 Amortization of costs that begins during your 2018 tax year (see instructions):

Refinance Costs 11/08/2018 1,673. 263a 25.00 yrs 11.

42. Amortization of costs that began before your 2018 tax year

43 Amortization of costs that began before your 2018 tax year
44 Total. Add amounts in column (f). See the instructions for where to report.

11. 4562 (2012)

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

► Attach to your tax return.

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

Business or activity to which this form relates

Form 8825 602 Dale

Identifying number

45-1555141

Part I Election To Expense Certain Property Under Section 179**Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	11/18	99,903.	27.5 yrs.	MM	S/L	454.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	454.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

IRS e-file Signature Authorization for Form 1065Department of the Treasury
Internal Revenue ServiceFor calendar year 2018, or tax year beginning _____, 20_____, and ending _____, 20_____.

2018

Name of partnership

First Pavilion Partners, LLC

Employer identification number
45-1555141**Part I Tax Return Information** (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2	Gross profit (Form 1065, line 3)	2	
3	Ordinary business income (loss) (Form 1065, line 22)	3	
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	-23,220.
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

Part II Declaration and Signature Authorization of Partner or Member

(Be sure to get a copy of the partnership's return)

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2018 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner or Member's PIN: check one box only

- I authorize Roger Burcham _____ to enter my PIN

6	0	6	0	5
---	---	---	---	---

 as my signature
ERO firm name
 Don't enter all zeros
- on the partnership's 2018 electronically filed return of partnership income.
- As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2018 electronically filed return of partnership income.

Partner or member's signature ► _____

Title ► LLC MEMBER

Date ► 02/09/2019

Part III Certification and Authentication**ERO's EFIN/PIN.** Enter your six-digit EFIN followed by your five-digit self-selected PIN.

5	4	0	3	8	6	2	3	1	1	1
---	---	---	---	---	---	---	---	---	---	---

 Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2018 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ► _____

Date ► _____

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

For Paperwork Reduction Act Notice, see instructions.

Form 8879-PE (2018)

BAA

REV 01/26/19 PRO

**Schedule K-1
(Form 1065)**

 Department of the Treasury
Internal Revenue Service
2018

For calendar year 2018, or tax year

beginning / / 2018 ending /
**Partner's Share of Income, Deductions,
Credits, etc.**
 ▶ See back of form and separate instructions.

Part I Information About the Partnership
A Partnership's employer identification number
45-1555141
B Partnership's name, address, city, state, and ZIP code
First Pavilion Partners, LLC
5492 Old Gaines Mill Ln
Mechanicsville, VA 23111
C IRS Center where partnership filed return
Kansas City, MO
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner
E Partner's identifying number
223-57-1044
F Partner's name, address, city, state, and ZIP code
Eric Burcham
1400 S Michigan Ave Apt 2003
Chicago IL 60605
G General partner or LLC member-manager Limited partner or other LLC member

H Domestic partner Foreign partner

I1 What type of entity is this partner? **Individual**
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	25.00000 %	25.00000 %
Loss	25.00000 %	25.00000 %
Capital	25.00000 %	25.00000 %

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse . . . \$		\$ 7,698.
Qualified nonrecourse financing . . . \$		\$ 315,903.
Recourse . . . \$		\$

L Partner's capital account analysis:

Beginning capital account \$	29,801.
Capital contributed during the year . . \$	9,000.
Current year increase (decrease) . . \$	-5,805.
Withdrawals & distributions \$ ()	
Ending capital account \$	32,996.

 Tax basis GAAP Section 704(b) book

 Other (explain)

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

 Yes No

If "Yes," attach statement (see instructions)

 Final K-1 Amended K-1

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) -5,805.		
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)	A	0.
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)		
12	Section 179 deduction	19	Distributions
13	Other deductions	20	Other information
		Z	* STMT
		AB	* STMT
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

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

- 1. Ordinary business income (loss).** Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.

	Report on	
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)	Schedule E, line 28, column (h)	
Net income	See the Partner's Instructions	
Net loss	Schedule E, line 28, column (k)	
4. Guaranteed payments	Form 1040, line 2b	
5. Interest income	Form 1040, line 3b	
6a. Ordinary dividends	Form 1040, line 3a	
6b. Qualified dividends	See the Partner's Instructions	
6c. Dividend equivalents	Schedule E, line 4	
7. Royalties	Schedule D, line 5	
8. Net short-term capital gain (loss)	Schedule D, line 12	
9a. Net long-term capital gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)	
9b. Collectibles (28%) gain (loss)	See the Partner's 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	Report on
A Other portfolio income (loss)	J Work opportunity credit	
B Involuntary conversions	K Disabled access credit	
C Sec. 1256 contracts & straddles	L Empowerment zone employment credit	
D Mining exploration costs recapture	M Credit for increasing research activities	
E Cancellation of debt	N Credit for employer social security and Medicare taxes	
F Section 951A income	O Backup withholding	
G Section 965(a) inclusion	P Other credits	
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	See the Partner's Instructions	
A Cash contributions (60%)	A Name of country or U.S. possession	
B Cash contributions (30%)	B Gross income from all sources	
C Noncash contributions (50%)	C Gross income sourced at partner level	
D Noncash contributions (30%)	<i>Foreign gross income sourced at partnership level</i>	
E Capital gain property to a 50% organization (30%)	D Section 951A category	
F Capital gain property (20%)	E Foreign branch category	
G Contributions (100%)	F Passive category	
H Investment interest expense	G General category	
I Deductions—royalty income	H Other	
J Section 59(e)(2) expenditures	<i>Deductions allocated and apportioned at partner level</i>	
K Excess business interest expense	I Interest expense	
L Deductions—portfolio (other)	J Other	
M Amounts paid for medical insurance	<i>Deductions allocated and apportioned at partnership level to foreign source income</i>	
N Educational assistance benefits	K Section 951A category	
O Dependent care benefits	L Foreign branch category	
P Preproductive period expenses	M Passive category	
Q Commercial revitalization deduction from rental real estate activities	N General category	
R Pensions and IRAs	O Other	
S Reforestation expense deduction	<i>Other information</i>	
T through V	P Total foreign taxes paid	
W Other deductions	Q Total foreign taxes accrued	
X Section 965(c) deduction	R Reduction in taxes available for credit	
14. Self-employment earnings (loss)	S Foreign trading gross receipts	
Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.	T Extraterritorial income exclusion	
A Net earnings (loss) from self-employment	U Section 951A(c)(1)(A) tested income	
B Gross farming or fishing income	V Tested foreign income tax	
C Gross non-farm income	W Section 965 information	
15. Credits	X Other foreign transactions	
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	17. Alternative minimum tax (AMT) items	
B Low-income housing credit (other) from pre-2008 buildings	A Post-1986 depreciation adjustment	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	B Adjusted gain or loss	
D Low-income housing credit (other) from post-2007 buildings	C Depletion (other than oil & gas)	
E Qualified rehabilitation expenditures (rental real estate)	D Oil, gas, & geothermal—gross income	
F Other rental real estate credits	E Oil, gas, & geothermal—deductions	
G Other rental credits	F Other AMT items	
H Undistributed capital gains credit	18. Tax-exempt income and nondeductible expenses	
I Biofuel producer credit	A Tax-exempt interest income	
	B Other tax-exempt income	
	C Nondeductible expenses	
	19. Distributions	
	A Cash and marketable securities	
	B Distribution subject to section 737	
	C Other property	
	20. Other information	
	A Investment income	
	B Investment expenses	
	C Fuel tax credit information	
	D Qualified rehabilitation expenditures (other than rental real estate)	
	E Basis of energy property	
	F Recapture of low-income housing credit (section 42(j)(5))	
	G Recapture of low-income housing credit (other)	
	H Recapture of investment credit	
	I Recapture of other credits	
	J Look-back interest—completed long-term contracts	
	K Look-back interest—income forecast method	
	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	

Additional information from your Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Eric Burcham)

Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Eric Burcham)

Form 8825 Rental Inc/Loss Details for Reporting Purposes

Continuation Statement

Description	Amount
106 N Elm	
Property type: 1 Single Family Res	82.
114 N Ivy	
Property type: 1 Single Family Res	715.
303 S Holly	
Property type: 1 Single Family Res	605.
3204 Emporia	
Property type: 1 Single Family Res	962.
217 S Fern	
Property type: 1 Single Family Res	738.
8052 Elm Commercial	
Property type: 4 Commercial	-2,229.
1015 Nelson	
Property type: 1 Single Family Res	551.
120 N Fern	
Property type: 1 Single Family Res	-1,356.
13 S Holly	
Property type: 1 Single Family Res	-634.
2000 Darbytown	
Property type: 1 Single Family Res	-445.
235 N Linden	
Property type: 1 Single Family Res	-946.
23 N Juniper	
Property type: 1 Single Family Res	-929.
23 S Elm	
Property type: 1 Single Family Res	-2,051.
3204 Denver	
Property type: 1 Single Family Res	-749.
602 Dale	
Property type: 1 Single Family Res	-120.

**Schedule K-1
(Form 1065)**

 Department of the Treasury
Internal Revenue Service
2018

For calendar year 2018, or tax year

beginning / / 2018 ending / Final K-1 Amended K-1
**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) - 5 , 805 .		
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
A			0 .
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)		
12	Section 179 deduction	19	Distributions
13	Other deductions	20	Other information
Z	* STMT		
AB	* STMT		
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

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

► See back of form and separate instructions.

Part I Information About the Partnership

A	Partnership's employer identification number
	45-1555141
B	Partnership's name, address, city, state, and ZIP code
	First Pavilion Partners, LLC 5492 Old Gaines Mill Ln Mechanicsville, VA 23111
C	IRS Center where partnership filed return
	Kansas City, MO
D	<input type="checkbox"/> Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E	Partner's identifying number
	690-01-0201
F	Partner's name, address, city, state, and ZIP code
	Ryan Abraham 10330 Sunset Blvd Oklahoma City OK 73120
G	<input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member
H	<input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner

I1 What type of entity is this partner? Individual**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here **J** Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	25.00000 %	25.00000 %
Loss	25.00000 %	25.00000 %
Capital	25.00000 %	25.00000 %

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse . . . \$		\$ 7 , 698 .
Qualified nonrecourse financing . . . \$		\$ 315 , 903 .
Recourse . . . \$		\$

L Partner's capital account analysis:

Beginning capital account \$	29 , 801 .
Capital contributed during the year . . \$	9 , 000 .
Current year increase (decrease) . . \$	- 5 , 805 .
Withdrawals & distributions \$ ()	
Ending capital account \$	32 , 996 .

 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)

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

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.

	Report on	
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)	Schedule E, line 28, column (h)	
Net income	See the Partner's Instructions	
Net loss	Schedule E, line 28, column (k)	
4. Guaranteed payments	Form 1040, line 2b	
5. Interest income	Form 1040, line 3b	
6a. Ordinary dividends	Form 1040, line 3a	
6b. Qualified dividends	See the Partner's Instructions	
6c. Dividend equivalents	Schedule E, line 4	
7. Royalties	Schedule D, line 5	
8. Net short-term capital gain (loss)	Schedule D, line 12	
9a. Net long-term capital gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)	
9b. Collectibles (28%) gain (loss)	See the Partner's 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	Report on
A Other portfolio income (loss)	J Work opportunity credit	
B Involuntary conversions	K Disabled access credit	
C Sec. 1256 contracts & straddles	L Empowerment zone employment credit	
D Mining exploration costs recapture	M Credit for increasing research activities	
E Cancellation of debt	N Credit for employer social security and Medicare taxes	
F Section 951A income	O Backup withholding	
G Section 965(a) inclusion	P Other credits	
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	See the Partner's Instructions	
A Cash contributions (60%)	A Name of country or U.S. possession	
B Cash contributions (30%)	B Gross income from all sources	
C Noncash contributions (50%)	C Gross income sourced at partner level	
D Noncash contributions (30%)	<i>Foreign gross income sourced at partnership level</i>	
E Capital gain property to a 50% organization (30%)	D Section 951A category	
F Capital gain property (20%)	E Foreign branch category	
G Contributions (100%)	F Passive category	
H Investment interest expense	G General category	
I Deductions—royalty income	H Other	
J Section 59(e)(2) expenditures	<i>Deductions allocated and apportioned at partner level</i>	
K Excess business interest expense	I Interest expense	
L Deductions—portfolio (other)	J Other	
M Amounts paid for medical insurance	<i>Deductions allocated and apportioned at partnership level to foreign source income</i>	
N Educational assistance benefits	K Section 951A category	
O Dependent care benefits	L Foreign branch category	
P Preproductive period expenses	M Passive category	
Q Commercial revitalization deduction from rental real estate activities	N General category	
R Pensions and IRAs	O Other	
S Reforestation expense deduction	<i>Other information</i>	
T through V	P Total foreign taxes paid	
W Other deductions	Q Total foreign taxes accrued	
X Section 965(c) deduction	R Reduction in taxes available for credit	
14. Self-employment earnings (loss)	S Foreign trading gross receipts	
Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.	T Extraterritorial income exclusion	
A Net earnings (loss) from self-employment	U Section 951A(c)(1)(A) tested income	
B Gross farming or fishing income	V Tested foreign income tax	
C Gross non-farm income	W Section 965 information	
15. Credits	X Other foreign transactions	
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	17. Alternative minimum tax (AMT) items	
B Low-income housing credit (other) from pre-2008 buildings	A Post-1986 depreciation adjustment	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	B Adjusted gain or loss	
D Low-income housing credit (other) from post-2007 buildings	C Depletion (other than oil & gas)	
E Qualified rehabilitation expenditures (rental real estate)	D Oil, gas, & geothermal—gross income	
F Other rental real estate credits	E Oil, gas, & geothermal—deductions	
G Other rental credits	F Other AMT items	
H Undistributed capital gains credit	18. Tax-exempt income and nondeductible expenses	
I Biofuel producer credit	A Tax-exempt interest income	
	B Other tax-exempt income	
	C Nondeductible expenses	
	19. Distributions	
	A Cash and marketable securities	
	B Distribution subject to section 737	
	C Other property	
	20. Other information	
	A Investment income	
	B Investment expenses	
	C Fuel tax credit information	
	D Qualified rehabilitation expenditures (other than rental real estate)	
	E Basis of energy property	
	F Recapture of low-income housing credit (section 42(j)(5))	
	G Recapture of low-income housing credit (other)	
	H Recapture of investment credit	
	I Recapture of other credits	
	J Look-back interest—completed long-term contracts	
	K Look-back interest—income forecast method	
	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	

Code	Report on
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	
	See the Partner's Instructions
16. Foreign transactions	
A Name of country or U.S. possession	
B Gross income from all sources	
C Gross income sourced at partner level	
	Form 1116, Part I
<i>Foreign gross income sourced at partnership level</i>	
D Section 951A category	
E Foreign branch category	
F Passive category	
G General category	
H Other	
	Form 1116, Part I
<i>Deductions allocated and apportioned at partner level</i>	
I Interest expense	
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	
N General category	
O Other	
	Form 1116, Part I
<i>Other information</i>	
P Total foreign taxes paid	
Q Total foreign taxes accrued	
R Reduction in taxes available for credit	
S Foreign trading gross receipts	
T Extraterritorial income exclusion	
U Section 951A(c)(1)(A) tested income	
V Tested foreign income tax	
W Section 965 information	
X Other foreign transactions	
	See the Partner's Instructions
17. Alternative minimum tax (AMT) items	
A Post-1986 depreciation adjustment	
B Adjusted gain or loss	
C Depletion (other than oil & gas)	
D Oil, gas, & geothermal—gross income	
E Oil, gas, & geothermal—deductions	
F Other AMT items	
	See the Partner's Instructions and the Instructions for Form 6251
18. Tax-exempt income and nondeductible expenses	
A Tax-exempt interest income	
B Other tax-exempt income	
C Nondeductible expenses	
	See the Partner's Instructions
19. Distributions	
A Cash and marketable securities	
B Distribution subject to section 737	
C Other property	
	See the Partner's Instructions
20. Other information	
A Investment income	
B Investment expenses	
C Fuel tax credit information	
D Qualified rehabilitation expenditures (other than rental real estate)	
E Basis of energy property	
F Recapture of low-income housing credit (section 42(j)(5))	
G Recapture of low-income housing credit (other)	
H Recapture of investment credit	
I Recapture of other credits	
J Look-back interest—completed long-term contracts	
K Look-back interest—income forecast method	
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

Additional information from your Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Ryan Abraham)

Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Ryan Abraham)

Form 8825 Rental Inc/Loss Details for Reporting Purposes

Continuation Statement

Description	Amount
106 N Elm	
Property type: 1 Single Family Res	82.
114 N Ivy	
Property type: 1 Single Family Res	715.
303 S Holly	
Property type: 1 Single Family Res	604.
3204 Emporia	
Property type: 1 Single Family Res	962.
217 S Fern	
Property type: 1 Single Family Res	738.
8052 Elm Commercial	
Property type: 4 Commercial	-2,229.
1015 Nelson	
Property type: 1 Single Family Res	551.
120 N Fern	
Property type: 1 Single Family Res	-1,356.
13 S Holly	
Property type: 1 Single Family Res	-634.
2000 Darbytown	
Property type: 1 Single Family Res	-445.
235 N Linden	
Property type: 1 Single Family Res	-946.
23 N Juniper	
Property type: 1 Single Family Res	-928.
23 S Elm	
Property type: 1 Single Family Res	-2,050.
3204 Denver	
Property type: 1 Single Family Res	-749.
602 Dale	
Property type: 1 Single Family Res	-120.

**Schedule K-1
(Form 1065)**

 Department of the Treasury
Internal Revenue Service
2018

For calendar year 2018, or tax year

beginning **/ / 2018** ending **/ /**
**Partner's Share of Income, Deductions,
Credits, etc.**
 ▶ See back of form and separate instructions.

Part I Information About the Partnership
A Partnership's employer identification number
45-1555141
B Partnership's name, address, city, state, and ZIP code
 First Pavilion Partners, LLC
 5492 Old Gaines Mill Ln
 Mechanicsville, VA 23111

C IRS Center where partnership filed return
 Kansas City, MO

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

Part II Information About the Partner
E Partner's identifying number
229-51-1028
F Partner's name, address, city, state, and ZIP code
 Tung Phung
 22955 Rock Hill Rd
 Sterling VA 20166

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

H Domestic partner Foreign partner

I1 What type of entity is this partner? **Individual**
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	25.00000 %	25.00000 %
Loss	25.00000 %	25.00000 %
Capital	25.00000 %	25.00000 %

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse . . . \$		\$ 7,698.
Qualified nonrecourse financing . . . \$		\$ 315,903.
Recourse . . . \$		\$

L Partner's capital account analysis:

Beginning capital account \$	29,801.
Capital contributed during the year . . . \$	9,000.
Current year increase (decrease) . . . \$	-5,805.
Withdrawals & distributions \$ ())
Ending capital account \$	32,996.

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

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

 Yes No

If "Yes," attach statement (see instructions)

 Final K-1 Amended K-1

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) -5,805.		
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)	A	0.
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)		
12	Section 179 deduction	19	Distributions
13	Other deductions	20	Other information
		Z	* STMT
		AB	* STMT
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

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

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.

	Report on	
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)	Schedule E, line 28, column (h)	
Net income	See the Partner's Instructions	
Net loss	Schedule E, line 28, column (k)	
4. Guaranteed payments	Form 1040, line 2b	
5. Interest income	Form 1040, line 3b	
6a. Ordinary dividends	Form 1040, line 3a	
6b. Qualified dividends	See the Partner's Instructions	
6c. Dividend equivalents	Schedule E, line 4	
7. Royalties	Schedule D, line 5	
8. Net short-term capital gain (loss)	Schedule D, line 12	
9a. Net long-term capital gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)	
9b. Collectibles (28%) gain (loss)	See the Partner's 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	Report on
A Other portfolio income (loss)	J Work opportunity credit	
B Involuntary conversions	K Disabled access credit	
C Sec. 1256 contracts & straddles	L Empowerment zone employment credit	
D Mining exploration costs recapture	M Credit for increasing research activities	
E Cancellation of debt	N Credit for employer social security and Medicare taxes	
F Section 951A income	O Backup withholding	
G Section 965(a) inclusion	P Other credits	
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	See the Partner's Instructions	
A Cash contributions (60%)	A Name of country or U.S. possession	
B Cash contributions (30%)	B Gross income from all sources	
C Noncash contributions (50%)	C Gross income sourced at partner level	
D Noncash contributions (30%)	<i>Foreign gross income sourced at partnership level</i>	
E Capital gain property to a 50% organization (30%)	D Section 951A category	
F Capital gain property (20%)	E Foreign branch category	
G Contributions (100%)	F Passive category	
H Investment interest expense	G General category	
I Deductions—royalty income	H Other	
J Section 59(e)(2) expenditures	<i>Deductions allocated and apportioned at partner level</i>	
K Excess business interest expense	I Interest expense	
L Deductions—portfolio (other)	J Other	
M Amounts paid for medical insurance	<i>Deductions allocated and apportioned at partnership level to foreign source income</i>	
N Educational assistance benefits	K Section 951A category	
O Dependent care benefits	L Foreign branch category	
P Preproductive period expenses	M Passive category	
Q Commercial revitalization deduction from rental real estate activities	N General category	
R Pensions and IRAs	O Other	
S Reforestation expense deduction	<i>Other information</i>	
T through V	P Total foreign taxes paid	
W Other deductions	Q Total foreign taxes accrued	
X Section 965(c) deduction	R Reduction in taxes available for credit	
14. Self-employment earnings (loss)	S Foreign trading gross receipts	
Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.	T Extraterritorial income exclusion	
A Net earnings (loss) from self-employment	U Section 951A(c)(1)(A) tested income	
B Gross farming or fishing income	V Tested foreign income tax	
C Gross non-farm income	W Section 965 information	
15. Credits	X Other foreign transactions	
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	17. Alternative minimum tax (AMT) items	
B Low-income housing credit (other) from pre-2008 buildings	A Post-1986 depreciation adjustment	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	B Adjusted gain or loss	
D Low-income housing credit (other) from post-2007 buildings	C Depletion (other than oil & gas)	
E Qualified rehabilitation expenditures (rental real estate)	D Oil, gas, & geothermal—gross income	
F Other rental real estate credits	E Oil, gas, & geothermal—deductions	
G Other rental credits	F Other AMT items	
H Undistributed capital gains credit	18. Tax-exempt income and nondeductible expenses	
I Biofuel producer credit	A Tax-exempt interest income	
	B Other tax-exempt income	
	C Nondeductible expenses	
	19. Distributions	
	A Cash and marketable securities	
	B Distribution subject to section 737	
	C Other property	
	20. Other information	
	A Investment income	
	B Investment expenses	
	C Fuel tax credit information	
	D Qualified rehabilitation expenditures (other than rental real estate)	
	E Basis of energy property	
	F Recapture of low-income housing credit (section 42(j)(5))	
	G Recapture of low-income housing credit (other)	
	H Recapture of investment credit	
	I Recapture of other credits	
	J Look-back interest—completed long-term contracts	
	K Look-back interest—income forecast method	
	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	

Code	Report on
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	
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	
G General category	
H Other	
<i>Deductions allocated and apportioned at partner level</i>	
I Interest expense	
J Other	
<i>Deductions allocated and apportioned at partnership level to foreign source income</i>	
K Section 951A category	
L Foreign branch category	
M Passive category	
N General category	
O Other	
<i>Other information</i>	
P Total foreign taxes paid	
Q Total foreign taxes accrued	
R Reduction in taxes available for credit	
S Foreign trading gross receipts	
T Extraterritorial income exclusion	
U Section 951A(c)(1)(A) tested income	
V Tested foreign income tax	
W Section 965 information	
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)	
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	
B Other tax-exempt income	
C Nondeductible expenses	
19. Distributions	
A Cash and marketable securities	
B Distribution subject to section 737	
C Other property	
20. Other information	
A Investment income	
B Investment expenses	
C Fuel tax credit information	
D Qualified rehabilitation expenditures (other than rental real estate)	
E Basis of energy property	
F Recapture of low-income housing credit (section 42(j)(5))	
G Recapture of low-income housing credit (other)	
H Recapture of investment credit	
I Recapture of other credits	
J Look-back interest—completed long-term contracts	
K Look-back interest—income forecast method	
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	

Additional information from your Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Tung Phung)

Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Tung Phung)

Form 8825 Rental Inc/Loss Details for Reporting Purposes

Continuation Statement

Description	Amount
106 N Elm	
Property type: 1 Single Family Res	82.
114 N Ivy	
Property type: 1 Single Family Res	715.
303 S Holly	
Property type: 1 Single Family Res	605.
3204 Emporia	
Property type: 1 Single Family Res	963.
217 S Fern	
Property type: 1 Single Family Res	738.
8052 Elm Commercial	
Property type: 4 Commercial	-2,229.
1015 Nelson	
Property type: 1 Single Family Res	551.
120 N Fern	
Property type: 1 Single Family Res	-1,356.
13 S Holly	
Property type: 1 Single Family Res	-634.
2000 Darbytown	
Property type: 1 Single Family Res	-445.
235 N Linden	
Property type: 1 Single Family Res	-946.
23 N Juniper	
Property type: 1 Single Family Res	-929.
23 S Elm	
Property type: 1 Single Family Res	-2,051.
3204 Denver	
Property type: 1 Single Family Res	-749.
602 Dale	
Property type: 1 Single Family Res	-120.

**Schedule K-1
(Form 1065)**

 Department of the Treasury
Internal Revenue Service
2018

For calendar year 2018, or tax year

beginning / / 2018 ending / Final K-1 Amended K-1
**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) - 5 , 805 .		
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
A			0 .
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)		
12	Section 179 deduction	19	Distributions
13	Other deductions	20	Other information
Z	* STMT		
AB	* STMT		
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

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

► See back of form and separate instructions.

Part I Information About the Partnership

A	Partnership's employer identification number
	45-1555141
B	Partnership's name, address, city, state, and ZIP code
	First Pavilion Partners, LLC 5492 Old Gaines Mill Ln Mechanicsville, VA 23111
C	IRS Center where partnership filed return
	Kansas City, MO
D	<input type="checkbox"/> Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E	Partner's identifying number
	029-68-2168
F	Partner's name, address, city, state, and ZIP code
	Paul Quinn 5716 Binbranch Ln McKinney TX 75071
G	<input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member
H	<input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner

I1 What type of entity is this partner? Individual**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here **J** Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	25.00000 %	25.00000 %
Loss	25.00000 %	25.00000 %
Capital	25.00000 %	25.00000 %

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse . . . \$		\$ 7 , 697 .
Qualified nonrecourse financing . . . \$		\$ 315 , 903 .
Recourse . . . \$		\$

L Partner's capital account analysis:

Beginning capital account \$	29 , 801 .
Capital contributed during the year . . \$	9 , 000 .
Current year increase (decrease) . . \$	- 5 , 805 .
Withdrawals & distributions \$ ()	
Ending capital account \$	32 , 996 .

 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)

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

- 1. Ordinary business income (loss).** Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.

	Report on	
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)		
<i>Code</i>		
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		
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%)	Form 4952, line 1	
G Contributions (100%)	Schedule E, line 19	
H Investment interest expense	See the Partner's Instructions	
I Deductions—royalty income	See the Partner's Instructions	
J Section 59(e)(2) expenditures	Schedule A, line 16	
K Excess business interest expense	Schedule A, line 1 or Schedule 1 (Form 1040), line 29	
L Deductions—portfolio (other)	See the Partner's Instructions	
M Amounts paid for medical insurance	Form 2441, line 12	
N Educational assistance benefits	See the Partner's Instructions	
O Dependent care benefits	See the Partner's Instructions	
P Preproductive period expenses	See the Partner's Instructions	
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 instructions	
R Pensions and IRAs	See the Partner's Instructions	
S Reforestation expense deduction	See the Partner's Instructions	
T 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		
D Low-income housing credit (other) from post-2007 buildings	See the Partner's Instructions	
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	Schedule 5 (Form 1040), line 74, box a See the Partner's Instructions	

	Code	Report on
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		
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		
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		
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)		
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		
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		

Additional information from your Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Paul Quinn)

Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Paul Quinn)

Form 8825 Rental Inc/Loss Details for Reporting Purposes

Continuation Statement

Description	Amount
106 N Elm	
Property type: 1 Single Family Res	82.
114 N Ivy	
Property type: 1 Single Family Res	714.
303 S Holly	
Property type: 1 Single Family Res	604.
3204 Emporia	
Property type: 1 Single Family Res	962.
217 S Fern	
Property type: 1 Single Family Res	738.
8052 Elm Commercial	
Property type: 4 Commercial	-2,229.
1015 Nelson	
Property type: 1 Single Family Res	551.
120 N Fern	
Property type: 1 Single Family Res	-1,355.
13 S Holly	
Property type: 1 Single Family Res	-634.
2000 Darbytown	
Property type: 1 Single Family Res	-445.
235 N Linden	
Property type: 1 Single Family Res	-946.
23 N Juniper	
Property type: 1 Single Family Res	-928.
23 S Elm	
Property type: 1 Single Family Res	-2,050.
3204 Denver	
Property type: 1 Single Family Res	-748.
602 Dale	
Property type: 1 Single Family Res	-120.

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
Partner Name <u>Eric Burcham</u>	ID Number <u>223-57-1044</u>

Partner's Share of Section 199A Information

Activity	QBI Code Z	Wages Code AA	UBIA Code AB	REIT Div Code AC	PTP Inc Code AD	SS TB
Form 8825 106 N Elm	83.		14,838.			
Form 8825 114 N Ivy	715.		17,800.			
Form 8825 303 S Holly	605.		16,125.			
Form 8825 3204 Emporia	962.		13,921.			
Form 8825 217 S Fern	738.		9,325.			
Form 8825 8052 Elm Commercial	-2,229.		43,462.			
Form 8825 1015 Nelson	551.		17,981.			
Form 8825 120 N Fern	-1,356.		24,968.			
Form 8825 13 S Holly	-634.		28,238.			
See ACTIVITY						
Totals	-5,805.	0.	347,745.	0.	0.	

spsw9908.SCR 12/05/18

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
Partner Name <u>Ryan Abraham</u>	ID Number <u>690-01-0201</u>

Partner's Share of Section 199A Information

Activity	QBI Code Z	Wages Code AA	UBIA Code AB	REIT Div Code AC	PTP Inc Code AD	SS TB
Form 8825 106 N Elm	83.		14,838.			
Form 8825 114 N Ivy	715.		17,800.			
Form 8825 303 S Holly	605.		16,125.			
Form 8825 3204 Emporia	962.		13,921.			
Form 8825 217 S Fern	738.		9,325.			
Form 8825 8052 Elm Commercial	-2,229.		43,462.			
Form 8825 1015 Nelson	551.		17,981.			
Form 8825 120 N Fern	-1,356.		24,968.			
Form 8825 13 S Holly	-634.		28,238.			
See ACTIVITY						
Totals	-5,805.	0.	347,745.	0.	0.	

spsw9908.SCR 12/05/18

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
Partner Name <u>Tung Phung</u>	ID Number <u>229-51-1028</u>

Partner's Share of Section 199A Information

Activity	QBI Code Z	Wages Code AA	UBIA Code AB	REIT Div Code AC	PTP Inc Code AD	SS TB
Form 8825 106 N Elm	83.		14,838.			
Form 8825 114 N Ivy	715.		17,800.			
Form 8825 303 S Holly	605.		16,125.			
Form 8825 3204 Emporia	962.		13,921.			
Form 8825 217 S Fern	738.		9,325.			
Form 8825 8052 Elm Commercial	-2,229.		43,462.			
Form 8825 1015 Nelson	551.		17,981.			
Form 8825 120 N Fern	-1,356.		24,968.			
Form 8825 13 S Holly	-634.		28,238.			
See ACTIVITY						
Totals	-5,805.	0.	347,745.	0.	0.	

spsw9908.SCR 12/05/18

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
Partner Name <u>Paul Quinn</u>	ID Number <u>029-68-2168</u>

Partner's Share of Section 199A Information

Activity	QBI Code Z	Wages Code AA	UBIA Code AB	REIT Div Code AC	PTP Inc Code AD	SS TB
Form 8825 106 N Elm	83.		14,838.			
Form 8825 114 N Ivy	715.		17,800.			
Form 8825 303 S Holly	605.		16,125.			
Form 8825 3204 Emporia	962.		13,921.			
Form 8825 217 S Fern	738.		9,325.			
Form 8825 8052 Elm Commercial	-2,229.		43,450.			
Form 8825 1015 Nelson	551.		17,981.			
Form 8825 120 N Fern	-1,356.		24,968.			
Form 8825 13 S Holly	-634.		28,238.			
See ACTIVITY						
Totals	-5,805.	0.	347,733.	0.	0.	

spsw9908.SCR 12/05/18

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
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Important Information

Note: ProSeries will not automatically allocate 199A items in the event special allocations are used for ordinary, rental, or other rental income. Allocation of QBI amounts from this summary will need to be manually entered on each partner's Schedule K-1.

See *Tax Help* for more details.

Activity	Total Amounts By Activity			REIT Div Code AC	PTP Inc Code AD	SS TB
	QBI Code Z	Wages Code AA	UBIA Code AB			
Form 8825 106 N Elm	328.		59,350.			
Form 8825 114 N Ivy	2,859.		71,200.			
Form 8825 303 S Holly	2,418.		64,500.			
Form 8825 3204 Emporia	3,849.		55,684.			
Form 8825 217 S Fern	2,952.		37,300.			
Form 8825 8052 Elm Commercial	-8,916.		173,847.			
Form 8825 1015 Nelson	2,204.		71,923.			
Form 8825 120 N Fern	-5,423.		99,873.			
Form 8825 13 S Holly	-2,536.		112,950.			
See ACTIVITY						
Totals	-23,220.	0.	1,390,968.	0.	0.	

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
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Activity Form 8825 106 N Elm

1	Qualified Business Income	1 a	328.	1 c	328.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition.	3 a	59 , 350.	3 c	59 , 350.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 114 N Ivy

1	Qualified Business Income	1 a	2,859.	1 c	2,859.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages			2 c	
3 a	Unadjusted Basis Immediately after Acquisition	3 a	71,200.	3 c	71,200.
b	Adjustments	b			
c	Adjusted UBIA			3 c	
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
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Activity Form 8825 303 S Holly

1	Qualified Business Income	1 a	2,418.	1 c	2,418.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	64,500.	3 c	64,500.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
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Activity Form 8825 3204 Emporia

1	Qualified Business Income	1 a	3 , 849 .	1 c	3 , 849 .
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	55 , 684 .	3 c	55 , 684 .
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
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Activity Form 8825 217 S Fern

1	Qualified Business Income	1 a	2,952.	1 c	2,952.
	Adjustments	b			
	Adjusted Qualified Business Income			2 c	
2 a	Wages	2 a			
b	Adjustments	b		2 c	
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	37,300.	3 c	37,300.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
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Activity Form 8825 8052 Elm Commercial

1	Qualified Business Income	1 a	-8,916.	1 c	-8,916.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	173,847.	3 c	173,847.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 1015 Nelson

1	Qualified Business Income	1 a	2,204.	1 c	2,204.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	71,923.	3 c	71,923.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 120 N Fern

1	Qualified Business Income	1 a	-5,423.	1 c	-5,423.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	99,873.	3 c	99,873.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 13 S Holly

1	Qualified Business Income	1 a	-2,536.	1 c	-2,536.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	112,950.	3 c	112,950.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 2000 Darbytown

1	Qualified Business Income	1 a	-1,780.	1 c	-1,780.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	115,367.	3 c	115,367.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 235 N Linden

1	Qualified Business Income	1 a	<u>-3,784.</u>	1 c	<u>-3,784.</u>
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition.	3 a	<u>122,378.</u>	3 c	<u>122,378.</u>
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 23 N Juniper

1	Qualified Business Income	1 a	-3,714.	1 c	-3,714.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition.	3 a	118,040.	3 c	118,040.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 23 S Elm

1 Qualified Business Income	1 a <u>-8,202.</u>	1 c <u>-8,202.</u>
Adjustments	b _____	
Adjusted Qualified Business Income		
2 a Wages	2 a _____	2 c _____
b Adjustments	b _____	
c Adjusted Wages		2 c _____
3 a Unadjusted Basis Immediately after Acquisition.	3 a <u>84,346.</u>	3 c <u>84,346.</u>
b Adjustments	b _____	
c Adjusted UBIA		
4 Specified Service Trade or Business?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
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Activity Form 8825 3204 Denver

1	Qualified Business Income	1 a	-2,995.	1 c	-2,995.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	104,307.	3 c	104,307.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 602 Dale

1	Qualified Business Income	1 a	-480.	1 c	-480.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	99,903.	3 c	99,903.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

Additional information from your 2018 Federal Partnership Tax Return

Schedule K-1 Ln 20 Other Info - Sec 199A (Copy 1)

ACTIVITY

Continuation Statement

Activity desc	QBI amount	Wages	UBIA	REIT	PTP	SS TB box
Form 8825 2000 Darbytown	-445.		28,842.			
Form 8825 235 N Linden	-946.		30,595.			
Form 8825 23 N Juniper	-929.		29,510.			
Form 8825 23 S Elm	-2,051.		21,087.			
Form 8825 3204 Denver	-749.		26,077.			
Form 8825 602 Dale	-120.		24,976.			

Schedule K-1 Ln 20 Other Info - Sec 199A (Copy 2)

ACTIVITY

Continuation Statement

Activity desc	QBI amount	Wages	UBIA	REIT	PTP	SS TB box
Form 8825 2000 Darbytown	-445.		28,842.			
Form 8825 235 N Linden	-946.		30,595.			
Form 8825 23 N Juniper	-929.		29,510.			
Form 8825 23 S Elm	-2,051.		21,087.			
Form 8825 3204 Denver	-749.		26,077.			
Form 8825 602 Dale	-120.		24,976.			

Schedule K-1 Ln 20 Other Info - Sec 199A (Copy 3)

ACTIVITY

Continuation Statement

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Schedule K-1 Ln 20 Other Info - Sec 199A (Copy 4)

ACTIVITY

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Schedule K-1 Ln 20 Other Info - Sec 199A (Copy 4)**ACTIVITY****Continuation Statement**

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Schedule K Ln 20 Other Info - Sec 199A**ACTIVITY****Continuation Statement**

Activity Total: Desc	Activity total: QBI	Activity Total: Wages	Activity Total: UBIA	Activity Total: REIT	Activity Total: PTP	Activi ty Total: SSTB box
Form 8825 2000 Darbytown	-1,780.		115,367.			
Form 8825 235 N Linden	-3,784.		122,378.			
Form 8825 23 N Juniper	-3,714.		118,040.			
Form 8825 23 S Elm	-8,202.		84,346.			
Form 8825 3204 Denver	-2,995.		104,307.			
Form 8825 602 Dale	-480.		99,903.			

February 9, 2019

Eric Burcham
1400 S Michigan Ave
Apt 2003
Chicago, IL 60605

Dear Eric Burcham,

Enclosed is your 2018 Schedule K-1 (Form 1065), Partner's Share of Income, Credits, Deductions, etc., which has been filed with the 2018 Form 1065 U.S. Return of Partnership Income of First Pavilion Partners, LLC.

The amounts reported to you on lines 1-20 of the Schedule K-1 (Form 1065), Partner's Share of Income, Credits, Deductions, etc., represent your share of income, credits, deductions, and other information to be reported on the appropriate lines of your tax return. The IRS has substantially changed the Schedule K-1 by utilizing codes on some lines to identify the item and provide reporting information. These codes are identified on page 2 of the K-1.

Enclosed is your 2018 Virginia Schedule VK-1 (Form 502), which has been filed with the 2018 Form 502 Virginia Pass-Through Entity Return of Income of First Pavilion Partners, LLC.

Should you have any questions regarding this information, please do not hesitate to call.

Sincerely,

First Pavilion Partners, LLC
5492 Old Gaines Mill Ln
Mechanicsville, VA 23111

February 9, 2019

Ryan Abraham
10330 Sunset Blvd
Oklahoma City, OK 73120

Dear Ryan Abraham,

Enclosed is your 2018 Schedule K-1 (Form 1065), Partner's Share of Income, Credits, Deductions, etc., which has been filed with the 2018 Form 1065 U.S. Return of Partnership Income of First Pavilion Partners, LLC.

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Sincerely,

First Pavilion Partners, LLC
5492 Old Gaines Mill Ln
Mechanicsville, VA 23111

February 9, 2019

Tung Phung
22955 Rock Hill Rd
Sterling, VA 20166

Dear Tung Phung,

Enclosed is your 2018 Schedule K-1 (Form 1065), Partner's Share of Income, Credits, Deductions, etc., which has been filed with the 2018 Form 1065 U.S. Return of Partnership Income of First Pavilion Partners, LLC.

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Sincerely,

First Pavilion Partners, LLC
5492 Old Gaines Mill Ln
Mechanicsville, VA 23111

February 9, 2019

Paul Quinn
5716 Binbranch Ln
McKinney, TX 75071

Dear Paul Quinn,

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5492 Old Gaines Mill Ln
Mechanicsville, VA 23111

February 9, 2019

<@PTRNAME>

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Mechanicsville, VA 23111

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Sincerely,

First Pavilion Partners, LLC
5492 Old Gaines Mill Ln
Mechanicsville, VA 23111

**FORM
502V**
(DOC ID 532)

VIRGINIA PASS-THROUGH ENTITY TAX PAYMENT VOUCHER
VIRGINIA DEPARTMENT OF TAXATION
P.O. BOX 1500, RICHMOND, VA 23218-1500
FOR INFORMATION CALL (804) 367-8037

**Payment must be made electronically. Use this
voucher only if you have an approved waiver.**

To receive credit for your payment in the correct taxable
year, please enter the ending month (numerical) and year.

6745155514110011 5321030 118125

FEIN 45-1555141	Entity Type LL
Name of Pass-Through Entity First Pavilion Partners, LLC	
Address (Number and Street) 5492 Old Gaines Mill Ln	
Address Continued	
City, State, and ZIP Code Mechanicsville VA 23111	
Date	Telephone Number

Month Ending	Year Ending
12	2018
	OR;
	OR;

Short taxable year:

Enclose this voucher with Form 502, with a check or
money order made payable to Virginia Department
of Taxation.

Amount of Payment
0 . 00

**2018 Virginia
Form 502**

Department of Taxation
P.O. Box 1500
Richmond, VA 23218-1500

**Pass-Through Entity
Return of Income and Return of
Nonresident Withholding Tax**



Official Use Only

FISCAL or

SHORT Year Filer: Beginning Date _____ 2018; Ending Date _____, 20_____

Check if Schedules VK-1 were filed by Web Upload

By checking the box to the right, I (we) authorize the Department to discuss this return with the undersigned tax preparer. _____ →

Check if: Initial return Amended return Final return Name change Address change Change in fiscal year
 Unified nonresident return filed Electing large partnership Subject to Bank Franchise Tax Certified Company Apportionment

FEIN 45-1555141	Date of Formation 04/01/2011	Entity Type (see instructions) LL
Entity Name First Pavilion Partners, LLC	Date Operations Began in Virginia 04/01/2011	NAICS Code 531110
Number and Street 5492 Old Gaines Mill Ln	State or Country Where Incorporated or Organized	Description of Business Activity
City or Town, State, and ZIP Code Mechanicsville VA 23111	Virginia	Real Estate

Number and Types of Owners (See instructions)

Count all of the owners who were issued a federal Schedule K-1 for the taxable year and enter:

- a. The total number of owners (include individuals and any other entity types) a. _____ 5
- b. The total number of nonresident owners b. _____ 4
- c. Total amount withheld for nonresident owners (total of Line e from all Schedules VK-1) c. _____ 0 .00
- d. If the entity is exempt from withholding, enter the exemption code. d. _____

Distributive or Pro Rata Income and Deductions (See instructions)

- 1. Total taxable income amounts 1. _____ -23220 .00
- 2. Total deductions 2. _____ .00
- 3. Tax-exempt interest income 3. _____ .00

Allocation and Apportionment: Check if electing the manufacturer's alternative method of apportionment →

- 4. Income allocated to Virginia from Schedule 502A, Section C, Line 2 4. _____ .00
- 5. Income allocated outside of Virginia from Schedule 502A, Section C, Line 3(e) 5. _____ .00
- 6. Apportionable income from Schedule 502A, Section C, Line 4 6. _____ -23220 .00
- 7. Virginia apportionment percentage from Schedule 502A, Section B, percent from Line 1 or Line 2(g) or 100% 7. _____ 100 .00 %

Virginia Additions – See Schedule 502ADJ for Other Additions

- 8. Fixed date conformity – depreciation 8. _____ 0 .00
- 9. Fixed date conformity – other 9. _____ 0 .00
- 10. Net income tax or other tax used as a deduction in determining taxable income (see instructions) 10. _____ .00
- 11. Interest on municipal or state obligations other than from Virginia 11. _____ .00
- 12. Total additions from enclosed Schedule 502ADJ, Section A , Line 5 12. _____ .00
- 13. Total additions. Add Lines 8 through 12. 13. _____ 0 .00

Virginia Subtractions – See Schedule 502ADJ for Other Subtractions

- 14. Fixed date conformity – depreciation 14. _____ .00
- 15. Fixed date conformity – other 15. _____ .00
- 16. Income from obligations of the United States 16. _____ .00
- 17. Total subtractions from enclosed Schedule 502ADJ, Section B, Line 5 17. _____ .00
- 18. Total subtractions. Add Lines 14 through 17 18. _____ .00

Virginia Tax Credits Passed Through to Owners

- 19. Total nonrefundable credits from enclosed Schedule 502ADJ, Section C, Line 38 19. _____ .00
- 20. Total refundable credits from enclosed Schedule 502ADJ, Section C, Line 46 20. _____ .00



Section 1 – Withholding Payment Reconciliation

1. Total withholding tax due for nonresident owners 1. 0 .00
2. Total withholding tax paid (Entity's own payments only – see instructions) 2.00
3. Overpayment. If Line 2 is greater than Line 1, subtract Line 1 from Line 2 3. 0 .00
4. Withholding tax due. If Line 2 is less than Line 1, subtract Line 2 from Line 1 4.00

Section 2 – Penalty and Interest Charges on Withholding Tax

5. Extension penalty (may apply to returns filed within extension period if 90% of Line 1 is not paid timely) 5.00
6. Late payment penalty on tax due (will apply if there is a balance due on Line 4 and Form 502 is being filed more than 6 months after the original due date). Enter 30% of the amount on Line 4 6.00
7. Interest (may apply if there is a balance due on Line 4) 7.00
8. Penalty and interest charges due. Add Line 5 or Line 6 (whichever applies) to Line 7 8.00

Section 3 – Penalty for Late Filing of Form 502

9. If Form 502 is being filed more than 6 months after the original due date, or more than 30 days after the federal extended due date, enter \$1,200 9.00

Section 4 – Withholding Overpayment

10. Net overpayment. If Line 8 or Line 9 exceeds Line 3, go to Line 13 below to compute the total payment due. Compare Line 6 and Line 9. If Line 6 is greater than Line 9, subtract Line 8 from Line 3. If Line 9 is greater than Line 6, subtract Line 7 plus Line 9 from Line 3. Otherwise, enter overpayment amount from Line 3 10.00
11. Amount of withholding overpayment to be credited to 2019 11.00
12. Amount of withholding overpayment to be refunded 12.00

Section 5 – Tax, Penalty, and Interest Due

13. Balance of tax due plus extension penalty, if applicable. If there is an amount due on Line 4, enter Line 4 plus Line 5. If there is an overpayment on Line 3 and Line 8 or Line 9 is greater than Line 3, enter Line 5 minus Line 3 13. 0 .00
14. Interest charges on withholding tax from Line 7 14.00
15. Late filing penalty. Enter the greater of Line 6 or Line 9 15.00
16. Total payment due. Add Line 13, Line 14, and Line 15 16. 0 .00

Section 6 – Amount Due or Refund

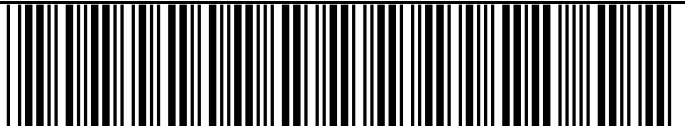
17. Motion Picture Production Tax Credit to be refunded directly to PTE (see instructions) 17.00
18. Research and Development Expenses Tax Credit to be refunded directly to PTE (see instructions) 18.00
19. Credit to be refunded directly to PTE. Add Line 17 and Line 18 19.00
20. **Amount Due.** If there is an amount due on Line 16 and the amount exceeds the amount on Line 19, subtract Line 19 from Line 16 20.00
21. **Amount of Refund.** If there is an amount due on Line 16 and the amount is less than the amount on Line 19, subtract Line 16 from Line 19. If there is an amount on Line 12, add Line 12 and Line 19 21. 0 .00

I, the undersigned owner and authorized representative of the pass-through entity for which this return is made, declare under the penalties provided by law that this return (including any accompanying schedules, statements, and enclosures) has been examined by me and is, to the best of my knowledge and belief, a true, correct, and complete return, made in good faith, for the taxable year stated, pursuant to the tax laws of the Commonwealth of Virginia. A preparer other than the authorized representative declares the same, and such declaration is based on all information of which he or she has any knowledge.

Signature of Owner or Authorized Representative	Title Limited Liability Company Member	Date 02/09/2019
Printed Name of Owner or Authorized Representative Eric Burcham	Phone (312) 461-4834	
Individual or Firm, Signature of Preparer, Phone Number, and Address Self-Prepared	Date	
Printed Name of Individual or Firm	Preparer's FEIN, PTIN, or SSN	Approved Vendor Code 1030

Include a copy of your federal return with Form 502. Important: do not include a federal Schedule K-1 for each owner. If you filed a Schedule VK-1 for each owner online using Web Upload, do not include copies of Schedules VK-1 with the Form 502.

Do not submit Form 765 with this return – Mail it to the address on Form 765.

2018 Schedule VK-1 Consolidated**PTE's Name** First Pavilion Partners, LLC
PTE's FEIN
45-1555141


Check Box if Owner Amended Return and/or is Participating in an Individual Unified Nonresident Return

Name, Address, City, State, Zip Code

	FEIN or SSN (No Dashes)	Date Acquired Interest In The PTE (MM/DD/YYYY)	Owner's Entity Type	Owner's Part. Type	Owner's Part. % (Enter Decimal Point)	Amount Withheld by PTE for Owner	Owner Entity WH Exemp. Code
						Line e.	Line f.

Amended Return ___ Nonresident Return

Eric Burcham
1400 S Michigan Ave
Apt 2003
Chicago IL 60605

223571044	04/01/2011	NON	LPT	25.00	0.
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Amended Return ___ Nonresident Return

Ryan Abraham
10330 Sunset Blvd

Oklahoma City OK 73120

690010201	04/01/2011	NON	LPT	25.00	0.
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Amended Return ___ Nonresident Return

Tung Phung
22955 Rock Hill Rd

Sterling VA 20166

229511028	04/01/2011	RES	LPT	25.00	
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Amended Return ___ Nonresident Return

Paul Quinn
5716 Binbranch Ln

McKinney TX 75071

029682168	04/01/2011	NON	LPT	25.00	0.
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Amended Return ___ Nonresident Return

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Amended Return ___ Nonresident Return

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Amended Return ___ Nonresident Return

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Amended Return ___ Nonresident Return

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Amended Return ___ Nonresident Return

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Form **1065**Department of the Treasury
Internal Revenue Service**U.S. Return of Partnership Income**

OMB No. 1545-0123

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

► Go to www.irs.gov/Form1065 for instructions and the latest information.**2018**

A Principal business activity Real Estate	Type or Print	Name of partnership First Pavilion Partners, LLC	D Employer identification number 45-1555141
B Principal product or service Rental		Number, street, and room or suite no. If a P.O. box, see instructions. 5492 Old Gaines Mill Ln	E Date business started 04/01/2011
C Business code number 531110		City or town, state or province, country, and ZIP or foreign postal code Mechanicsville VA 23111	F Total assets (see instructions) \$1,426,099.

- 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 instructions for more information.

Income (see instructions for limitations)	1a Gross receipts or sales	1a		1c
	b Returns and allowances	1b		
	c Balance. Subtract line 1b from line 1a			
	2 Cost of goods sold (attach Form 1125-A)			
	3 Gross profit. Subtract line 2 from line 1c			
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			
Deductions	7 Other income (loss) (attach statement)			
	8 Total income (loss). Combine lines 3 through 7			
	9 Salaries and wages (other than to partners) (less employment credits)			
	10 Guaranteed payments to partners			
	11 Repairs and maintenance			
	12 Bad debts			
	13 Rent			
	14 Taxes and licenses			
Tax and Payment	15 Interest (see instructions)			
	16a 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.)			
	18 Retirement plans, etc.			
	19 Employee benefit programs			
	20 Other deductions (attach statement)			
	21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			
Sign Here	22 Ordinary business income (loss). Subtract line 21 from line 8			
	23 Interest due under the look-back method—completed long-term contracts (attach Form 8697)			
	24 Interest due under the look-back method—income forecast method (attach Form 8866)			
	25 BBA AAR imputed underpayment (see instructions)			
	26 Other taxes (see instructions)			
	27 Total balance due. Add lines 23 through 27			
	28 Payment (see instructions)			
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed			
	30 Overpayment. If line 28 is larger than line 27, enter overpayment			0 .

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.

May the IRS discuss this return with the preparer shown below? See instructions. Yes No

► Signature of partner or limited liability company member

► 02/09/2019

Date

Paid Preparer Use Only	Print/Type preparer's name Self-Prepared	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name ►			Firm's EIN ►	
	Firm's address ►			Phone no.	

For Paperwork Reduction Act Notice, see separate instructions.

BAA

Form **1065** (2018)

Schedule B Other Information

1	What type of entity is filing this return? Check the applicable box:	Yes	No		
a	<input type="checkbox"/> Domestic general partnership	b	<input type="checkbox"/> Domestic limited partnership		
c	<input checked="" type="checkbox"/> Domestic limited liability company	d	<input type="checkbox"/> Domestic limited liability partnership		
e	<input type="checkbox"/> Foreign partnership	f	<input type="checkbox"/> 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? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership		X		
b	Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership		X		
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? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below		X		
	(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock	
b	Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below		X		
	(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?	Yes	No		
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 If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1.		X		
5	Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?		X		
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?		X		
7	Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?		X		
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)? See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. ►		X		
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 of Certain Foreign Gifts. See instructions		X		
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.		X		
b	Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X		

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. ►		
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 for 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. ► \$		x
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 the 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. ►		x
	If "No," complete Designation of Partnership Representative below.		

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 ► Eric Burcham U.S. taxpayer identification number of PR ► 223-57-1044

U.S. address of PR ► 1400 S Michigan Ave #2003 Chicago IL 60605 U.S. phone number of PR ► (312) 461-4834

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? 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
	2 Net rental real estate income (loss) (attach Form 8825)	2 -23,220.
	3a 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
	6 Dividends and dividend equivalents: a Ordinary dividends	6a
	b Qualified dividends	6b
	c Dividend equivalents	6c
	7 Royalties	7
Deductions	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8
	9a 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
Self-Employment	10 Net section 1231 gain (loss) (attach Form 4797)	10
	11 Other income (loss) (see instructions) Type ►	11
Credits	12 Section 179 deduction (attach Form 4562)	12
	13a Contributions	13a
	b Investment interest expense	13b
	c Section 59(e)(2) expenditures: (1) Type ► (2) Amount ►	13c(2)
Foreign Transactions	d Other deductions (see instructions) Type ►	13d
	14a Net earnings (loss) from self-employment	14a
	b Gross farming or fishing income	14b
	c Gross nonfarm income	14c
Alternative Minimum Tax (AMT) Items	15a 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
Other Information	16a 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)	
Other Information	17a Post-1986 depreciation adjustment	17a 0.
	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	18a Tax-exempt interest income	18a
	b Other tax-exempt income	18b
	c Nondeductible expenses	18c
	19a Distributions of cash and marketable securities	19a
	b Distributions of other property	19b
	20a Investment income	20a
Other Information	b Investment expenses	20b
	c Other items and amounts (attach statement) ** SEE STMT	

Analysis of Net Income (Loss)

1	Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p	1	-23,220.				
2	Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other
a	General partners						
b	Limited partners		-23,220.				

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
	Assets	(a)	(b)	(c)	(d)
1	Cash				20,707.
2a	Trade notes and accounts receivable			145.	
b	Less allowance for bad debts				145.
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities				
6	Other current assets (attach statement)				
7a	Loans to partners (or persons related to partners)				
b	Mortgage and real estate loans				
8	Other investments (attach statement)				
9a	Buildings and other depreciable assets			1,390,968.	
b	Less accumulated depreciation			100,538.	1,290,430.
10a	Depletable assets				
b	Less accumulated depletion				
11	Land (net of any amortization)				95,000.
12a	Intangible assets (amortizable only)			20,160.	
b	Less accumulated amortization			343.	19,817.
13	Other assets (attach statement)				
14	Total assets				1,426,099.
	Liabilities and Capital				
15	Accounts payable				791.
16	Mortgages, notes, bonds payable in less than 1 year				10,000.
17	Other current liabilities (attach statement)				
18	All nonrecourse loans				
19a	Loans from partners (or persons related to partners)				30,000.
b	Mortgages, notes, bonds payable in 1 year or more				1,253,612.
20	Other liabilities (attach statement)				
21	Partners' capital accounts			0.	131,696.
22	Total liabilities and capital			0.	1,426,099.

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

Note: The partnership may be required to file Schedule M-3. See instructions.

1	Net income (loss) per books	-23,220.	6	Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):
2	Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a	Tax-exempt interest \$ _____
3	Guaranteed payments (other than health insurance)		7	Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize):
4	Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):		a	Depreciation \$ _____
a	Depreciation \$ _____		8	Add lines 6 and 7
b	Travel and entertainment \$ _____		9	Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5
5	Add lines 1 through 4	-23,220.		-23,220.

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year	0.	6	Distributions: a Cash
2	Capital contributed: a Cash	36,000.	b	Property
	b Property		7	Other decreases (itemize):
3	Net income (loss) per books	-23,220.	8	Add lines 6 and 7
4	Other increases (itemize):		9	Balance at end of year. Subtract line 8 from line 5
5	Add lines 1 through 4	12,780.		12,780.

Form **8825**
 (Rev. November 2018)

Department of the Treasury
 Internal Revenue Service

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				Employer identification number
First Pavilion Partners, LLC				45-1555141
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	106 N Elm Ave Highland Springs, VA 23075	1	365	0
B	114 N Ivy Ave Highland Springs, VA 23075	1	365	0
C	303 S Holly Ave Highland Springs, VA 23075	1	365	0
D	3204 Emporia St Richmond, VA 23231	1	365	0
Properties				
Rental Real Estate Income				
2	A	B	C	D
2 Gross rents	8,773	10,500	9,750	9,525
Rental Real Estate Expenses				
3 Advertising				
4 Auto and travel				
5 Cleaning and maintenance			700	
6 Commissions	702	840	780	762
7 Insurance	263	307	305	259
8 Legal and other professional fees	203	586		81
9 Interest (see instructions)	2,772	2,168	1,779	1,738
10 Repairs	1,584		325	155
11 Taxes	746	1,144	1,091	656
12 Utilities				
13 Wages and salaries				
14 Depreciation (see instructions)	2,158	2,589	2,345	2,025
15 Other (list) ► Amortization	17	7	7	
16 Total expenses for each property. Add lines 3 through 15	8,445	7,641	7,332	5,676
17 Income or (loss) from each property. Subtract line 16 from line 2	328	2,859	2,418	3,849
18a Total gross rents. Add gross rents from line 2, columns A through H				98,796
b Total expenses. Add total expenses from line 16, columns A through H				(122,016)
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities				
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)				
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 real estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2	21	-23,220		

For Paperwork Reduction Act Notice, see instructions.

Form **8825** (Rev. 11-2018)

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.			
	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1–8; see below for list	Fair Rental Days	Personal Use Days
E	217 S Fern Ave Highland Springs, VA 23075	1	365	0
F	8052 Elm Drive, Suite I Mechanicsville, VA 23111	4	365	0
G	1015 Nelson St Henrico, VA 23231	1	365	0
H	120 N Fern Ave Henrico, VA 23075	1	275	0

Properties					
Rental Real Estate Income		E	F	G	H
2	Gross rents	2 8,504	12,925	10,285	7,817
3	Rental Real Estate Expenses				
4	Advertising				
5	Auto and travel				613
6	Cleaning and maintenance . .	150	100	160	115
7	Commissions	680	2,898	823	625
8	Insurance	153	767	329	673
9	Legal and other professional fees				220
10	Interest (see instructions) . .	2,397	6,471	2,983	4,458
11	Repairs	172	500	505	2,914
12	Taxes	634	1,361	564	593
13	Utilities		1,261	47	124
14	Wages and salaries	1,356	4,458	2,615	2,875
15	Depreciation (see instructions)		10	128	55
	Other (list) ► Amortization				30
	Condo Association Fee			3,896	
16	Total expenses for each property. Add lines 3 through 15	5,552	21,841	8,081	13,240
17	Income or (loss) from each property. Subtract line 16 from line 2	2,952	-8,916	2,204	-5,423

Allowable Codes for Type of Property

- 1—Single Family Residence
- 2—Multi-Family Residence
- 3—Vacation or Short-Term Rental
- 4—Commercial
- 5—Land
- 6—Royalties
- 7—Self-Rental
- 8—Other (include description with the code on Form 8825 or on a separate statement)

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.			
	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1–8; see below for list	Fair Rental Days	Personal Use Days
E	13 S Holly Ave Henrico, VA 23075	1	245	0
F	2000 Darbytown Rd Henrico, VA 23231	1	245	0
G	235 N Linden Ave Henrico, VA 23075	1	120	0
H	23 N Juniper Ave Henrico, VA 23075	1	40	0

Properties					
Rental Real Estate Income		E	F	G	H
2	Gross rents	2 6,881	7,478	2,945	1,615
3	Rental Real Estate Expenses				
4	Advertising				
5	Auto and travel				752
6	Cleaning and maintenance . .				
7	Commissions	550	598	236	129
8	Insurance	661	673	561	426
9	Legal and other professional fees	40	217	35	
10	Interest (see instructions) . .	3,912	4,191	3,745	1,926
11	Repairs	601			
12	Taxes	640	545	333	300
13	Utilities	70	28	137	173
14	Wages and salaries	2,909	2,972	1,669	1,610
15	Depreciation (see instructions)	34	34	13	13
16	Other (list) ► Amortization				
16	Total expenses for each property. Add lines 3 through 15	9,417	9,258	6,729	5,329
17	Income or (loss) from each property. Subtract line 16 from line 2	-2,536	-1,780	-3,784	-3,714

Allowable Codes for Type of Property

- 1—Single Family Residence
- 2—Multi-Family Residence
- 3—Vacation or Short-Term Rental
- 4—Commercial
- 5—Land
- 6—Royalties
- 7—Self-Rental
- 8—Other (include description with the code on Form 8825 or on a separate statement)

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.			
	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1–8; see below for list	Fair Rental Days	Personal Use Days
E	23 S Elm Ave Henrico, VA 23075	1	40	0
F	3204 Denver St Henrico, VA 23231	1	45	0
G	602 Dale St Henrico, VA 23075	1	45	0
H				

	Properties			
	E	F	G	H
Rental Real Estate Income				
2 Gross rents	2 0	302	1,496	
Rental Real Estate Expenses				
3 Advertising	3			
4 Auto and travel	4			
5 Cleaning and maintenance . .	5			
6 Commissions	6	24	120	
7 Insurance	7 415	470	415	
8 Legal and other professional fees	8 35	30	15	
9 Interest (see instructions) . .	9 1,313	1,379	688	
10 Repairs	10 5,192		221	
11 Taxes	11 178	165	63	
12 Utilities	12 174	112		
13 Wages and salaries	13			
14 Depreciation (see instructions)	14 895	1,106	454	
15 Other (list) ► Amortization		11		
16 Total expenses for each property. Add lines 3 through 15	16 8,202	3,297	1,976	
17 Income or (loss) from each property. Subtract line 16 from line 2	17 -8,202	-2,995	-480	

Allowable Codes for Type of Property

- 1—Single Family Residence
- 2—Multi-Family Residence
- 3—Vacation or Short-Term Rental
- 4—Commercial
- 5—Land
- 6—Royalties
- 7—Self-Rental
- 8—Other (include description with the code on Form 8825 or on a separate statement)

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 106 N Elm

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	2,158.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,158.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .					25			

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%				
		%				
		%				

27 Property used 50% or less in a qualified business use:

28. Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 3, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1
Section B - Information on

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	08/06/2018	1,040.	263a	25.00 yrs	17.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					17.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 114 N Ivy

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	2,589.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,589.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

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

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No					25 If "Yes", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No			
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .							25	

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%				
		%				
		%				

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1 . 28
29 Add amounts in column (i), line 26. Enter here and on line 3, page 1.

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1
Section B - Information on

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.		

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
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42 Amortization of costs that begins during your 2018 tax year (see instructions):

Refinance Costs | 11/08/2018 | 1,065. | 263a | 25.00 yrs | 7.

Table 1. Summary of the main characteristics of the four groups of patients.

43 Amortization of costs that began before your 2018 tax year **43**

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)► Go to www.irs.gov/Form4562 for instructions and the latest information.

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 303 S Holly

Identifying number

45-1555141

Part I Election To Expense Certain Property Under Section 179**Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	2,345.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,345.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 3, page 1

28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	11/08/2018	1,057.	263a	25.00 yrs	7.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					7.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 217 S Fern

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	1,356.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	1,356.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 3, page 1

28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	08/06/2018	607.	263a	25.00 yrs	10.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					10.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 8052 Elm Commercial

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	4,458.
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	4,458.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 7, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1.

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	02/20/2018	3,497.	263a	25.00 yrs	128.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					128.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 1015 Nelson

Identifying number
45-1555141► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	1,000,000.
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13	Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17	MACRS deductions for assets placed in service in tax years beginning before 2018	17	2,615.
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,615.
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

	%					
	%					
	%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (ii), line 26. Enter here and on line 7, page 1

28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	02/20/2018	1,499.	263a	25.00 yrs	55.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					55.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 120 N Fern

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	03/18	99,873.	27.5 yrs.	MM	S/L	2,875.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,875.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

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

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No					25 If 'No', is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No			
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .					25			

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%				
		%				
		%				

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1
Section B - Information on

28

Section B—Information on Use of Vehicles

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.

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

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

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.		

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	08/06/2018	1,813.	263a	25.00 yrs	30.
43 Amortization of costs that began before your 2018 tax year					
44 Total. Add amounts in column (f). See the instructions for where to report					
					30.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 13 S Holly

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	04/18	112,950.	27.5 yrs.	MM	S/L	2,909.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,909.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 3, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

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Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	08/06/2018	2,030.	263a	25.00 yrs	34.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					34.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)► Go to www.irs.gov/Form4562 for instructions and the latest information.

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 2000 Darbytown

Identifying number

45-1555141

Part I Election To Expense Certain Property Under Section 179**Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	04/18	115,367.	27.5 yrs.	MM	S/L	2,972.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	2,972.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%				
		%				
		%				

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 3, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	08/06/2018	2,047.	263a	25.00 yrs	34.
43 Amortization of costs that began before your 2018 tax year					
					43
44 Total. Add amounts in column (f). See the instructions for where to report					
					44
					34.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 235 N Linden

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	08/18	122,378.	27.5 yrs.	MM	S/L	1,669.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	1,669.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .							25	

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

		%					
		%					
		%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1 . . . 2
29 Add amounts in column (i), line 26. Enter here and on line 2, page 1.

28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1
Section B - Information on

29

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Costs	11/08/2018	1,947.	263a	25.00 yrs	13.
43 Amortization of costs that began before your 2018 tax year					
					43
44 Total. Add amounts in column (f). See the instructions for where to report					
					44
					13.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)► Go to www.irs.gov/Form4562 for instructions and the latest information.

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 23 N Juniper

Identifying number

45-1555141

Part I Election To Expense Certain Property Under Section 179**Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	08/18	118,040.	27.5 yrs.	MM	S/L	1,610.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	1,610.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

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

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .					25			

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

	%					
	%					
	%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (i), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1.

28

Section B—Information on Use of Vehicles

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year (see instructions):					
Refinance Amortization	11/08/2018	1,886.	263a	25.00 yrs	13.
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					13.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 23 S Elm

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	09/18	84,346.	27.5 yrs.	MM	S/L	895.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	895.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 3204 Denver

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	09/18	104,307.	27.5 yrs.	MM	S/L	1,106.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	1,106.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

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

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

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

24a Do you have evidence to support the business/investment use claimed? Yes No

24 Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		25 If "No", is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions .						25		

26 Property used more than 50% in a qualified business use:

25

26 Property used more than 50% in a qualified business use:

	%					
	%					
	%					

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (b), lines 25 through 27. Enter here and on line 21, page 1. **28**

28 Add amounts in column (1), lines 25 through 27. Enter here and on line 21, page 1
29 Add amounts in column (1), line 26. Enter here and on line 7, page 1

28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1

29

Section B—Information on Use of Vehicles

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

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

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

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

		Yes	No
37	Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38	Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . .		
39	Do you treat all use of vehicles by employees as personal use?		
40	Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41	Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.			

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

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
-----------------------------	---------------------------------	---------------------------	---------------------	--	-----------------------------------

42 Amortization of costs that begins during your 2018 tax year (see instructions):

Refinance Costs 11/08/2018 1,673. 263a 25.00 yrs 11.

Table 1. Summary of the main characteristics of the four groups of patients.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2018Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

First Pavilion Partners, LLC

Business or activity to which this form relates

Form 8825 602 Dale

Identifying number

45-1555141

► Go to www.irs.gov/Form4562 for instructions and the latest information.**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,000,000.	
2 Total cost of section 179 property placed in service (see instructions)	2		
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,500,000.	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4		
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7		
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8		
9 Tentative deduction. Enter the smaller of line 5 or line 8	9		
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10		
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11		
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12		
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 ►	13		

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

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

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

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ► <input type="checkbox"/>		

Section B—Assets Placed in Service During 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	11/18	99,903.	27.5 yrs.	MM	S/L	454.
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

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. Partnerships and S corporations—see instructions	22	454.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

IRS e-file Signature Authorization for Form 1065Department of the Treasury
Internal Revenue ServiceFor calendar year 2018, or tax year beginning _____, 20_____, and ending _____, 20_____.

2018

Name of partnership

First Pavilion Partners, LLC

Employer identification number
45-1555141**Part I Tax Return Information** (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2	Gross profit (Form 1065, line 3)	2	
3	Ordinary business income (loss) (Form 1065, line 22)	3	
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	-23,220.
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

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

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2018 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner or Member's PIN: check one box only

- I authorize Roger Burcham _____ to enter my PIN

6	0	6	0	5
---	---	---	---	---

 as my signature
ERO firm name
 Don't enter all zeros
- on the partnership's 2018 electronically filed return of partnership income.
- As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2018 electronically filed return of partnership income.

Partner or member's signature ► _____

Title ► LLC MEMBER

Date ► 02/09/2019

Part III Certification and Authentication**ERO's EFIN/PIN.** Enter your six-digit EFIN followed by your five-digit self-selected PIN.

5	4	0	3	8	6	2	3	1	1	1
---	---	---	---	---	---	---	---	---	---	---

Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2018 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ► _____

Date ► _____

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

For Paperwork Reduction Act Notice, see instructions.

Form 8879-PE (2018)

BAA

REV 01/26/19 PRO

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
Partner Name <u>Eric Burcham</u>	ID Number <u>223-57-1044</u>

Partner's Share of Section 199A Information

Activity	QBI Code Z	Wages Code AA	UBIA Code AB	REIT Div Code AC	PTP Inc Code AD	SS TB
Form 8825 106 N Elm	83.		14,838.			
Form 8825 114 N Ivy	715.		17,800.			
Form 8825 303 S Holly	605.		16,125.			
Form 8825 3204 Emporia	962.		13,921.			
Form 8825 217 S Fern	738.		9,325.			
Form 8825 8052 Elm Commercial	-2,229.		43,462.			
Form 8825 1015 Nelson	551.		17,981.			
Form 8825 120 N Fern	-1,356.		24,968.			
Form 8825 13 S Holly	-634.		28,238.			
See ACTIVITY						
Totals	-5,805.	0.	347,745.	0.	0.	

spsw9908.SCR 12/05/18

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
Partner Name <u>Ryan Abraham</u>	ID Number <u>690-01-0201</u>

Partner's Share of Section 199A Information

Activity	QBI Code Z	Wages Code AA	UBIA Code AB	REIT Div Code AC	PTP Inc Code AD	SS TB
Form 8825 106 N Elm	83.		14,838.			
Form 8825 114 N Ivy	715.		17,800.			
Form 8825 303 S Holly	605.		16,125.			
Form 8825 3204 Emporia	962.		13,921.			
Form 8825 217 S Fern	738.		9,325.			
Form 8825 8052 Elm Commercial	-2,229.		43,462.			
Form 8825 1015 Nelson	551.		17,981.			
Form 8825 120 N Fern	-1,356.		24,968.			
Form 8825 13 S Holly	-634.		28,238.			
See ACTIVITY						
Totals	-5,805.	0.	347,745.	0.	0.	

spsw9908.SCR 12/05/18

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
Partner Name <u>Tung Phung</u>	ID Number <u>229-51-1028</u>

Partner's Share of Section 199A Information

Activity	QBI Code Z	Wages Code AA	UBIA Code AB	REIT Div Code AC	PTP Inc Code AD	SS TB
Form 8825 106 N Elm	83.		14,838.			
Form 8825 114 N Ivy	715.		17,800.			
Form 8825 303 S Holly	605.		16,125.			
Form 8825 3204 Emporia	962.		13,921.			
Form 8825 217 S Fern	738.		9,325.			
Form 8825 8052 Elm Commercial	-2,229.		43,462.			
Form 8825 1015 Nelson	551.		17,981.			
Form 8825 120 N Fern	-1,356.		24,968.			
Form 8825 13 S Holly	-634.		28,238.			
See ACTIVITY						
Totals	-5,805.	0.	347,745.	0.	0.	

spsw9908.SCR 12/05/18

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
Partner Name <u>Paul Quinn</u>	ID Number <u>029-68-2168</u>

Partner's Share of Section 199A Information

Activity	QBI Code Z	Wages Code AA	UBIA Code AB	REIT Div Code AC	PTP Inc Code AD	SS TB
Form 8825 106 N Elm	83.		14,838.			
Form 8825 114 N Ivy	715.		17,800.			
Form 8825 303 S Holly	605.		16,125.			
Form 8825 3204 Emporia	962.		13,921.			
Form 8825 217 S Fern	738.		9,325.			
Form 8825 8052 Elm Commercial	-2,229.		43,450.			
Form 8825 1015 Nelson	551.		17,981.			
Form 8825 120 N Fern	-1,356.		24,968.			
Form 8825 13 S Holly	-634.		28,238.			
See ACTIVITY						
Totals	-5,805.	0.	347,733.	0.	0.	

spsw9908.SCR 12/05/18

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
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Important Information

Note: ProSeries will not automatically allocate 199A items in the event special allocations are used for ordinary, rental, or other rental income. Allocation of QBI amounts from this summary will need to be manually entered on each partner's Schedule K-1.

See *Tax Help* for more details.

Activity	Total Amounts By Activity			REIT Div Code AC	PTP Inc Code AD	SS TB
	QBI Code Z	Wages Code AA	UBIA Code AB			
Form 8825 106 N Elm	328.		59,350.			
Form 8825 114 N Ivy	2,859.		71,200.			
Form 8825 303 S Holly	2,418.		64,500.			
Form 8825 3204 Emporia	3,849.		55,684.			
Form 8825 217 S Fern	2,952.		37,300.			
Form 8825 8052 Elm Commercial	-8,916.		173,847.			
Form 8825 1015 Nelson	2,204.		71,923.			
Form 8825 120 N Fern	-5,423.		99,873.			
Form 8825 13 S Holly	-2,536.		112,950.			
See ACTIVITY						
Totals	-23,220.	0.	1,390,968.	0.	0.	

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 106 N Elm

1	Qualified Business Income	1 a	328.	1 c	328.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition.	3 a	59 , 350.	3 c	59 , 350.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 114 N Ivy

1	Qualified Business Income	1 a	2,859.	1 c	2,859.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages			2 c	
3 a	Unadjusted Basis Immediately after Acquisition	3 a	71,200.	3 c	71,200.
b	Adjustments	b			
c	Adjusted UBIA			3 c	
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 303 S Holly

1	Qualified Business Income	1 a	2,418.	1 c	2,418.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	64,500.	3 c	64,500.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
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Activity Form 8825 3204 Emporia

1	Qualified Business Income	1 a	3 , 849 .	1 c	3 , 849 .
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	55 , 684 .	3 c	55 , 684 .
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 217 S Fern

1	Qualified Business Income	1 a	2,952.	1 c	2,952.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages			2 c	
3 a	Unadjusted Basis Immediately after Acquisition	3 a	37,300.	3 c	37,300.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
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Activity Form 8825 8052 Elm Commercial

1	Qualified Business Income	1 a	-8,916.	1 c	-8,916.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	173,847.	3 c	173,847.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 1015 Nelson

1	Qualified Business Income	1 a	2,204.	1 c	2,204.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	71,923.	3 c	71,923.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 120 N Fern

1	Qualified Business Income	1 a	-5,423.	1 c	-5,423.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition.	3 a	99,873.	3 c	99,873.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 13 S Holly

1	Qualified Business Income	1 a	-2,536.	1 c	-2,536.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	112,950.	3 c	112,950.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 2000 Darbytown

1	Qualified Business Income	1 a	-1,780.	1 c	-1,780.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	115,367.	3 c	115,367.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 235 N Linden

1	Qualified Business Income	1 a	<u>-3,784.</u>	1 c	<u>-3,784.</u>
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition.	3 a	<u>122,378.</u>	3 c	<u>122,378.</u>
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 23 N Juniper

1	Qualified Business Income	1 a	<u>-3,714.</u>	1 c	<u>-3,714.</u>
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition.	3 a	<u>118,040.</u>	3 c	<u>118,040.</u>
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 23 S Elm

1	Qualified Business Income	1 a	-8,202.	1 c	-8,202.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	84,346.	3 c	84,346.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 3204 Denver

1	Qualified Business Income	1 a	-2,995.	1 c	-2,995.
	Adjustments	b			
	Adjusted Qualified Business Income				
2 a	Wages	2 a		2 c	
b	Adjustments	b			
c	Adjusted Wages				
3 a	Unadjusted Basis Immediately after Acquisition	3 a	104,307.	3 c	104,307.
b	Adjustments	b			
c	Adjusted UBIA				
4	Specified Service Trade or Business?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

199A Worksheet by Activity**2018**

► Keep for your records

Name as Shown on Return <u>First Pavilion Partners, LLC</u>	Employer Identification No. <u>45-1555141</u>
--	--

Activity Form 8825 602 Dale

1	Qualified Business Income	1 a	-480.	
	Adjustments	b		
	Adjusted Qualified Business Income			1 c -480.
2 a	Wages	2 a		
	b Adjustments	b		
	c Adjusted Wages			2 c
3 a	Unadjusted Basis Immediately after Acquisition.	3 a	99,903.	
	b Adjustments	b		
	c Adjusted UBIA			3 c 99,903.
4	Specified Service Trade or Business?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

spsw9906.SCR 01/17/19

Additional information from your 2018 Federal Partnership Tax Return

Schedule K-1 Ln 20 Other Info - Sec 199A (Copy 1)

ACTIVITY

Continuation Statement

Activity desc	QBI amount	Wages	UBIA	REIT	PTP	SS TB box
Form 8825 2000 Darbytown	-445.		28,842.			
Form 8825 235 N Linden	-946.		30,595.			
Form 8825 23 N Juniper	-929.		29,510.			
Form 8825 23 S Elm	-2,051.		21,087.			
Form 8825 3204 Denver	-749.		26,077.			
Form 8825 602 Dale	-120.		24,976.			

Schedule K-1 Ln 20 Other Info - Sec 199A (Copy 2)

ACTIVITY

Continuation Statement

Activity desc	QBI amount	Wages	UBIA	REIT	PTP	SS TB box
Form 8825 2000 Darbytown	-445.		28,842.			
Form 8825 235 N Linden	-946.		30,595.			
Form 8825 23 N Juniper	-929.		29,510.			
Form 8825 23 S Elm	-2,051.		21,087.			
Form 8825 3204 Denver	-749.		26,077.			
Form 8825 602 Dale	-120.		24,976.			

Schedule K-1 Ln 20 Other Info - Sec 199A (Copy 3)

ACTIVITY

Continuation Statement

Activity desc	QBI amount	Wages	UBIA	REIT	PTP	SS TB box
Form 8825 2000 Darbytown	-445.		28,842.			
Form 8825 235 N Linden	-946.		30,595.			
Form 8825 23 N Juniper	-929.		29,510.			
Form 8825 23 S Elm	-2,051.		21,087.			
Form 8825 3204 Denver	-749.		26,077.			
Form 8825 602 Dale	-120.		24,976.			

Schedule K-1 Ln 20 Other Info - Sec 199A (Copy 4)

ACTIVITY

Continuation Statement

Activity desc	QBI amount	Wages	UBIA	REIT	PTP	SS TB box
Form 8825 2000 Darbytown	-445.		28,842.			
Form 8825 235 N Linden	-946.		30,595.			
Form 8825 23 N Juniper	-929.		29,510.			

Schedule K-1 Ln 20 Other Info - Sec 199A (Copy 4)**ACTIVITY****Continuation Statement**

Activity desc	QBI amount	Wages	UBIA	REIT	PTP	SS TB box
Form 8825 23 S Elm	-2,051.		21,087.			
Form 8825 3204 Denver	-749.		26,077.			
Form 8825 602 Dale	-120.		24,976.			

Schedule K Ln 20 Other Info - Sec 199A**ACTIVITY****Continuation Statement**

Activity Total: Desc	Activity total: QBI	Activity Total: Wages	Activity Total: UBIA	Activity Total: REIT	Activity Total: PTP	Activi ty Total: SSTB box
Form 8825 2000 Darbytown	-1,780.		115,367.			
Form 8825 235 N Linden	-3,784.		122,378.			
Form 8825 23 N Juniper	-3,714.		118,040.			
Form 8825 23 S Elm	-8,202.		84,346.			
Form 8825 3204 Denver	-2,995.		104,307.			
Form 8825 602 Dale	-480.		99,903.			