

OAKS HOLDINGS, LLC  
999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510

79 DELANCEY REALTY ASSOC. LLC  
C/O MORRIS TEPLER  
413 PARK AVE.  
BROOKLYN, NY 11205

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OAKS HOLDINGS, LLC  
999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510  
757-640-0800

79 DELANCEY REALTY ASSOC. LLC  
C/O MORRIS TEPLER  
413 PARK AVE.  
BROOKLYN, NY 11205

DEAR MEMBER:

ATTACHED IS YOUR COPY OF THE 2021 PARTNERSHIP FORM 1065 SCHEDULE K-1 AND THE NEW SCHEDULE K-3. THESE SCHEDULES SUMMARIZE YOUR INFORMATION FROM THE PARTNERSHIP. THIS INFORMATION HAS BEEN PROVIDED TO THE INTERNAL REVENUE SERVICE WITH THE U.S. PARTNERSHIP RETURN OF INCOME, FORM 1065 AND SCHEDULE K-2. THE INFORMATION PROVIDED ON THESE SCHEDULES SHOULD BE ENTERED ON YOUR TAX RETURN, IN ACCORDANCE WITH THE INSTRUCTIONS FOR THE SCHEDULES K-1 AND K-3.

PLEASE TAKE NOTE OF THE ADDITIONAL DISCLOSURES REQUIRED BY RECENT IRS REGULATIONS. YOU WILL FIND THIS INFORMATION IN THE FOOTNOTES AND STATEMENTS ATTACHED TO YOUR FEDERAL SCHEDULE K-1. THE TAX POSITIONS TAKEN BY THE PARTNERSHIP SHOULD NOT BE CONSTRUED AS TAX ADVICE. PLEASE CONSULT YOUR TAX ACCOUNTANT REGARDING THESE STATEMENTS.

IF YOUR RETURN WILL BE PREPARED BY YOUR ACCOUNTANT OR ATTORNEY, YOU SHOULD PROVIDE A COPY OF THESE SCHEDULES TO THE PREPARER WITH YOUR OTHER TAX INFORMATION.

**PLEASE REVIEW THIS DOCUMENT CAREFULLY. IF YOU BELIEVE CORRECTIONS ARE REQUIRED, PLEASE CONTACT US NO LATER THAN MAY 15, 2022.**

IF YOU HAVE QUESTIONS REGARDING THIS TAX DOCUMENT, PLEASE REFERENCE THE NEW FREQUENTLY ASKED QUESTIONS (FAQ) ON THE DYNAMO INVESTOR PORTAL WEBSITE, LOCATED UNDER "DOCUMENTS" IN THE "TAX DOCUMENT FAQs" FILE. TO ACCESS THE INVESTOR PORTAL, PLEASE GO TO [WWW.HARBORGROUPOINT.COM](http://WWW.HARBORGROUPOINT.COM), CLICK ON "INVESTORS" AND FOLLOW THE PORTAL LOGIN PAGE. IF YOU NEED ASSISTANCE TO ACTIVATE OR LOG IN TO YOUR PORTAL ACCOUNT, OR NEED CORRECTIONS TO YOUR K-1, PLEASE CONTACT:

IN THE U.S.:  
STEVEN HEATHERLY  
(757) 333-4985  
[SHETHERLY@HARBORG.COM](mailto:SHETHERLY@HARBORG.COM)

IN ISRAEL:  
LAUREN NOAH  
(03) 753-8400  
[LNOAH@HARBORG.COM](mailto:LNOAH@HARBORG.COM)

WE THANK YOU FOR THE OPPORTUNITY TO SERVE YOU.

VERY TRULY YOURS,

OAKS HOLDINGS, LLC

**Schedule K-1  
(Form 1065)**Department of the Treasury  
Internal Revenue Service**2021**

For calendar year 2021, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

▶ See separate instructions.

**Part I Information About the Partnership****A** Partnership's employer identification number  
82-3254530**B** Partnership's name, address, city, state, and ZIP codeOAKS HOLDINGS, LLC  
999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510**C** IRS center where partnership filed return ▶  
E-FILE**D** ☐ Check if this is a publicly traded partnership (PTP)**Part II Information About the Partner****E** Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.)  
11-3380281**F** Name, address, city, state, and ZIP code for partner entered in E. See instructions.  
79 DELANCEY REALTY ASSOC. LLC  
C/O MORRIS TEPLER  
413 PARK AVE.  
BROOKLYN, NY 11205**G** ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member**H1** ☒ Domestic partner ☐ Foreign partner**H2** ☐ If the partner is a disregarded entity (DE), enter the partner's:

TIN \_\_\_\_\_ Name \_\_\_\_\_

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

	Beginning	Ending
Profit	3.4459654 %	3.4459654 %
Loss	3.4459654 %	3.4459654 %
Capital	3.4459654 %	3.4459654 %

Check if decrease is due to sale or exchange of partnership interest ..... ☐**K** Partner's share of liabilities:

	Beginning	Ending
Nonrecourse .....	\$ 0.	\$ 0.
Qualified nonrecourse financing .....	\$ 408,950.	\$ 402,508.
Recourse .....	\$ 0.	\$ 0.

Check this box if Item K includes liability amounts from lower tier partnerships ..... ☒**L Partner's Capital Account Analysis**

Beginning capital account .....	\$ -87,347.
Capital contributed during the year .....	\$
Current year net income (loss) .....	\$ -3,095.
Other increase (decrease) (attach explanation) ...	\$
Withdrawals & distributions .....	\$ (3,667.)
Ending capital account .....	\$ -94,109.

**M** Did the partner contribute property with a built-in gain (loss)?☐ Yes ☒ No If "Yes," attach statement. See instructions.**N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)**

Beginning .....	\$
Ending .....	\$

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

<b>1</b> Ordinary business income (loss)	<b>14</b> Self-employment earnings (loss)
0.	A 0.
<b>2</b> Net rental real estate income (loss)	<b>15</b> Credits
-3,095.	
<b>3</b> Other net rental income (loss)	
<b>4a</b> Guaranteed payments for services	<b>16</b> Schedule K-3 is attached if checked ..... <input checked="" type="checkbox"/>
<b>4b</b> Guaranteed payments for capital	<b>17</b> Alternative min tax (AMT) items
<b>4c</b> Total guaranteed payments	
<b>5</b> Interest income	<b>18</b> Tax-exempt income and nondeductible expenses
<b>6a</b> Ordinary dividends	
<b>6b</b> Qualified dividends	
<b>6c</b> Dividend equivalents	<b>19</b> Distributions
<b>7</b> Royalties	A 3,667.
<b>8</b> Net short-term capital gain (loss)	<b>20</b> Other information
	N 16,726.
<b>9a</b> Net long-term capital gain (loss)	V * -3,095.
<b>9b</b> Collectibles (28%) gain (loss)	Z * STMT
<b>9c</b> Unrecaptured section 1250 gain	
<b>10</b> Net section 1231 gain (loss)	
<b>11</b> Other income (loss)	
<b>12</b> Section 179 deduction	<b>21</b> Foreign taxes paid or accrued
<b>13</b> Other deductions	
<b>22</b> <input type="checkbox"/> More than one activity for at-risk purposes*	
<b>23</b> <input type="checkbox"/> More than one activity for passive activity purposes*	

\*See attached statement for additional information.

For IRS Use Only

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SCHEDULE K-1	UNRELATED BUSINESS TAXABLE INCOME, BOX 20, CODE V
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DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
UNRELATED TAXABLE BUSINESS INCOME - PASSTHROUGH	SEE IRS SCH. K-1 INSTRUCTIONS	-3,095.
TOTAL TO SCHEDULE K-1, BOX 20, CODE V		-3,095.

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SCHEDULE K-1	SECTION 199A INFORMATION, BOX 20, CODE Z
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DESCRIPTION	AMOUNT
PASSTHROUGH - AZURE VERNON HILLS, LP	
RESIDENTIAL - AZURE VERNON HILLS	
EIN: 82-2884143	
RENTAL INCOME (LOSS)	-3,095.
UNADJUSTED BASIS OF ASSETS	464,065.

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SCHEDULE K-1	SECTION 199A ADDITIONAL INFORMATION
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THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1			CURRENT YEAR NET INCOME (LOSS) AND OTHER INCREASES (DECREASES)		
DESCRIPTION			AMOUNT		TOTALS
RENTAL REAL ESTATE INCOME (LOSS)			-3,095.		
SCHEDULE K-1 INCOME SUBTOTAL					-3,095.
NET INCOME (LOSS) PER SCHEDULE K-1					-3,095.

## SCHEDULE K-1

## FOOTNOTES

THE FOLLOWING STATES ARE ATTACHED TO YOUR K-1 IN ACCORDANCE WITH THE FILING REQUIREMENTS OF THESE JURISDICTIONS: NJ, NY, VA.

DURING THE YEAR THE PARTNERSHIP DID NOT CONDUCT BUSINESS NOR DERIVE INCOME FROM ANY OF THESE STATES. IF YOU ARE NOT A RESIDENT OF THESE STATES YOU MAY NOT BE REQUIRED TO FILE A RETURN IN THESE JURISDICTIONS SOLELY BASED OFF OF THE INFORMATION OF THE PARTNERSHIP. PLEASE CONSULT YOUR TAX ADVISOR.

PARTNER FOOTNOTES FOR SECTION 199(A)

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PURSUANT TO FINALIZED REGULATION SECTION 1.199A-1 THE PARTNERSHIP IS CONSIDERED A RELEVANT PASSTHROUGH ENTITY ("RPE") AND IS REQUIRED TO DETERMINE AND REPORT CERTAIN INFORMATION ATTRIBUTABLE TO ANY TRADES OR BUSINESSES IN WHICH IT IS DIRECTLY OR INDIRECTLY ENGAGED.

WITH RESPECT TO EACH TRADE OR BUSINESS IN WHICH THE PARTNERSHIP IS DIRECTLY ENGAGED, THE FOLLOWING INFORMATION IS BEING REPORTED TO YOU:

1. CLASSIFICATION AS A QUALIFIED TRADE OR BUSINESS ("QTB") OR A SPECIFIED SERVICE TRADE OR BUSINESS ("SSTB")
2. YOUR ALLOCABLE SHARE OF QUALIFIED ITEMS OF INCOME, GAIN, DEDUCTION AND LOSS ("QUALIFIED BUSINESS INCOME" OR "QBI")
3. YOUR ALLOCABLE SHARE OF W-2 WAGES
4. YOUR ALLOCABLE SHARE OF UNADJUSTED BASIS IMMEDIATELY AFTER ACQUISITION ("UBIA") OF QUALIFIED PROPERTY

TO THE EXTENT THE PARTNERSHIP HAS AGGREGATED ANY TRADES OR BUSINESSES, THE INFORMATION RELATED TO THAT AGGREGATION HAS BEEN REPORTED TO YOU ON AN ATTACHMENT TO YOUR SCHEDULE K-1.

THE AMOUNTS REPORTED ON LINE 20Z FOR EACH TRADE OR BUSINESS DO NOT INCLUDE SECTION 1231 GAINS OR LOSSES. THE TREATMENT OF SECTION 1231 GAINS OR LOSSES FOR PURPOSES OF SECTION 199A IS MADE BY THE INDIVIDUAL, TRUST, OR ESTATE CLAIMING THE SECTION 199A DEDUCTION. THEREFORE, SECTION 1231 GAINS OR LOSSES HAVE BEEN SEPARATELY PROVIDED.

YOUR TOTAL ALLOCABLE SHARE OF 199A RENTAL INCOME IS:

PLEASE CONSULT YOUR TAX ADVISOR.

-3,095.

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PARTNER FOOTNOTES FOR SECTION 163(J)

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THIS PASS THROUGH ENTITY INVESTED IN A SEPARATE PASS THROUGH ENTITY WHICH HAS ELECTED TO BE TREATED AS AN ELECTING REAL PROPERTY TRADE OR BUSINESS UNDER SECTION 163(J)(7)(B).

THE FOLLOWING INFORMATION IS BEING REPORTED TO EACH INVESTOR FOR 163(J) PURPOSES:

YOUR SHARE OF THE PARTNERSHIPS GROSS RECEIPTS FOR THE PRIOR THREE YEARS (IF APPLICABLE):

ANNUAL GROSS RECEIPTS FOR 2018:	47,313.
ANNUAL GROSS RECEIPTS FOR 2019:	48,340.
ANNUAL GROSS RECEIPTS FOR 2020:	46,671.

PLEASE CONSULT YOUR TAX ADVISOR AS TO WHETHER YOU ARE SUBJECT TO ADDITIONAL SECTION 163(J) LIMITATIONS.

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UNRELATED BUSINESS TAXABLE INCOME

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PARTNERSHIP INCOME (LOSS) AND GAIN (LOSS) ARE UNRELATED DEBT FINANCED INCOME(UDFI) UNDER SECTION 514(A). FOR TAX EXEMPT PARTNERS, YOUR SHARE OF THE INCOME AND EXPENSES REPORTED TO YOU ON SCHEDULE K-1 THAT IS CONSIDERED UNRELATED BUSINESS TAXABLE INCOME IS:

NET RENTAL REAL ESTATE INCOME (LOSS)	-2,976.
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## List of Codes and References Used in Schedule K-1 (Form 1065)

Box Number / Item		Where to report or where to find further reporting information. Page numbers refer to these instructions.
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.		
	Passive loss	See page 8
	Passive income	Schedule E (Form 1040), line 28, column (h)
	Nonpassive loss	See page 8
	Nonpassive income	Schedule E (Form 1040), line 28, column (k)
2. Net rental real estate income (loss)		See page 8
3. Other net rental income (loss)		
	Net income	Schedule E (Form 1040), line 28, column (h)
	Net loss	See Instructions for Form 8582
4a. Guaranteed payment services		See Instructions for Schedule E (Form 1040)
4b. Guaranteed payment capital		See Instructions for Schedule E (Form 1040)
4c. Guaranteed payment total		See page 8
5. Interest income		Form 1040 or 1040-SR, line 2b
6a. Ordinary dividends		Form 1040 or 1040-SR, line 3b
6b. Qualified dividends		Form 1040 or 1040-SR, line 3a
6c. Dividend equivalents		See page 9
7. Royalties		Schedule E (Form 1040), line 4
8. Net short-term capital gain (loss)		Schedule D (Form 1040), line 5
9a. Net long-term capital gain (loss)		Schedule D (Form 1040), line 12
9b. Collectibles (28%) gain (loss)		28% Rate Gain Worksheet, line 4 (Schedule D instructions)
9c. Unrecaptured section 1250 gain		See page 9
10. Net section 1231 gain (loss)		See page 9
11. Other income (loss)		
	Code A. Other portfolio income (loss)	See page 9
	Code B. Involuntary conversions	See page 9
	Code C. Section 1256 contracts & straddles	Form 6781, line 1
	Code D. Mining exploration costs recapture	See Pub. 535
	Code E. Cancellation of debt	See page 10
	Code F. Section 743(b) positive adjustments	See page 10
	Code G. Reserved for future use	
	Code H. Section 951(a) income inclusions	See page 10
	Code I. Other income (loss)	See page 10
12. Section 179 deduction		See page 11
13. Other deductions		
	Code A. Cash contributions (60%)	See page 11
	Code B. Cash contributions (30%)	See page 11
	Code C. Noncash contributions (50%)	See page 11
	Code D. Noncash contributions (30%)	See page 12
	Code E. Capital gain property to a 50% organization (30%)	See page 12
	Code F. Capital gain property (20%)	See page 12
	Code G. Contributions (100%)	See page 12
	Code H. Investment interest expense	Form 4952, line 1
	Code I. Deductions - royalty income	Schedule E (Form 1040), line 19
	Code J. Section 59(e)(2) expenditures	See page 12
	Code K. Excess business interest expense	See page 12
	Code L. Deductions - portfolio income (other)	Schedule A (Form 1040), line 16
	Code M. Amounts paid for medical insurance	Schedule A (Form 1040), line 1; or Schedule 1 (Form 1040), line 17
	Code N. Educational assistance benefits	See page 12
	Code O. Dependent care benefits	Form 2441, line 12
	Code P. Preproductive period expenses	See page 12
	Code Q. Reserved for future use	
	Code R. Pensions and IRAs	See page 12
	Code S. Reforestation expense deduction	See page 13
	Codes T through U. Reserved for future use	
	Code V. Section 743(b) negative adjustments	See page 13
	Code W. Other deductions	See page 13
14. Self-employment earnings (loss)		
	<b>Note.</b> If you have a section 179 deduction or any partner-level deductions, see page 13 before completing Schedule SE (Form 1040).	
	Code A. Net earnings (loss) from self-employment	Schedule SE (Form 1040)
	Code B. Gross farming or fishing income	See page 13

Box Number / Item		Where to report or where to find further reporting information. Page numbers refer to these instructions.
15. Credits		
	Code A. Reserved for future use	
	Code B. Reserved for future use	
	Code C. Low-income housing credit (section 42(j)(5)) from post-2007 buildings	See page 13
	Code D. Low-income housing credit (other) from post-2007 buildings	See page 13
	Code E. Qualified rehabilitation expenditures (rental real estate)	See page 14
	Code F. Other rental real estate credits	See page 14
	Code G. Other rental credits	See page 14
	Code H. Undistributed capital gains credit	Schedule 3 (Form 1040), line 13a
	Code I. Biofuel producer credit	See page 14
	Code J. Work opportunity credit	See page 14
	Code K. Disabled access credit	See page 14
	Code L. Empowerment zone employment credit	See page 14
	Code M. Credit for increasing research activities	See page 14
	Code N. Credit for employer social security and Medicare taxes	See page 14
	Code O. Backup withholding	See page 14
	Code P. Other credits	See page 14
17. Alternative minimum tax (AMT) items		
	Code A. Post-1986 depreciation adjustment	See Instructions for Form 6251
	Code B. Adjusted gain or loss	See Instructions for Form 6251
	Code C. Depletion (other than oil & gas)	See Instructions for Form 6251
	Code D. Oil, gas, and geothermal - gross income	See Instructions for Form 6251
	Code E. Oil, gas, and geothermal - deductions	See Instructions for Form 6251
	Code F. Other AMT items	See Instructions for Form 6251
18. Tax-exempt income and nondeductible expenses		
	Code A. Tax-exempt interest income	Form 1040 or 1040-SR, line 2a
	Code B. Other tax-exempt income	See page 15
	Code C. Nondeductible expenses	See page 15
19. Distributions		
	Code A. Cash and marketable securities	See page 15
	Code B. Distribution subject to section 737	See page 15
	Code C. Other property	See page 15
20. Other information		
	Code A. Investment income	Form 4952, line 4a
	Code B. Investment expenses	Form 4952, line 5
	Code C. Fuel tax credit information	Form 4136
	Code D. Qualified rehabilitation expenditures (other than rental real estate)	See page 16
	Code E. Basis of energy property	See page 16
	Code F. Recapture of low-income housing credit for section 42(j)(5) partnerships	See page 16
	Code G. Recapture of low-income housing credit for other partnerships	See page 16
	Code H. Recapture of investment credit	See Form 4255
	Code I. Recapture of other credits	See page 16
	Code J. Look-back interest-completed long-term contracts	See Form 8697
	Code K. Look-back interest-income forecast method	See Form 8866
	Code L. Dispositions of property with section 179 deductions	See page 16
	Code M. Recapture of section 179 deduction	See page 16
	Code N. Business interest expense (information item)	See page 16
	Code O. Section 453(l)(3) information	Schedule 2 (Form 1040), line 14
	Code P. Section 453A(c) information	Schedule 2 (Form 1040), line 15
	Code Q. Section 1260(b) information	Schedule 2 (Form 1040), line 17z
	Code R. Interest allocable to production expenditures	See Regulations sections 1.263A-8 through -15
	Code S. Capital construction fund (CCF) nonqualified withdrawals	Schedule 2 (Form 1040), line 17z
	Code T. Depletion deduction	See Pub. 535
	Code U. Section 743(b) basis adjustment	See page 17
	Code V. Unrelated business taxable income	See page 17
	Code W. Precontribution gain (loss)	Form 8949 and/or Schedule D (Form 1040); or Form 4797
	Code X. Reserved for future use	
	Code Y. Net investment income	See Instructions for Form 8960

Box Number / Item		Where to report or where to find further reporting information. Page numbers refer to these instructions.
	Code Z. Section 199A information	Form 8995 or Form 8995-A
	Code AA. Section 704(c) information	See page 18
	Code AB. Section 751 gain (loss)	See page 18
	Code AC. Section 1(h)(5) gain (loss)	See page 18
	Code AD. Deemed section 1250 unrecaptured gain	See page 18
	Code AE. Excess taxable income	See Instructions for Form 8990
	Code AF. Excess business interest income	See page 18
	Code AG. Gross receipts for section 448(c)	See page 18
	Code AH. Other information	See page 18
21.	Foreign taxes paid or accrued	See page 19

**Schedule K-3  
(Form 1065)**

Department of the Treasury  
Internal Revenue Service

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

☐ Final K-3

☐ Amended K-3

OMB No. 1545-0123

For calendar year 2021, or tax year beginning \_\_\_\_\_, ending \_\_\_\_\_

▶ See separate instructions.

**2021**

**Information About the Partnership**

**Information About the Partner**

**A** Partnership's employer identification number (EIN)

82-3254530

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

OAKS HOLDINGS, LLC  
999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510

**C** Partner's SSN or Taxpayer Identification Number (TIN) (Do not use TIN of a disregarded entity. See instructions.)

11-3380281

**D** Name, address, city, state, and ZIP code for partner entered in C. See instr.

79 DELANCEY REALTY ASSOC. LLC  
C/O MORRIS TEPLER  
413 PARK AVE.  
BROOKLYN, NY 11205

**E** Check to indicate the parts of Schedule K-3 that apply.

	Yes	No
1 Does Part I apply? If "Yes," complete and attach Part I .....	<input checked="" type="checkbox"/>	
2 Does Part II apply? If "Yes," complete and attach Part II .....	<input checked="" type="checkbox"/>	
3 Does Part III apply? If "Yes," complete and attach Part III .....	<input checked="" type="checkbox"/>	
4 Does Part IV apply? If "Yes," complete and attach Part IV .....	<input checked="" type="checkbox"/>	
5 Does Part V apply? If "Yes," complete and attach Part V .....		<input checked="" type="checkbox"/>
6 Does Part VI apply? If "Yes," complete and attach Part VI .....		<input checked="" type="checkbox"/>
7 Does Part VII apply? If "Yes," complete and attach Part VII .....		<input checked="" type="checkbox"/>
8 Does Part VIII apply? If "Yes," complete and attach Part VIII .....		<input checked="" type="checkbox"/>
9 Does Part IX apply? If "Yes," complete and attach Part IX .....	<input checked="" type="checkbox"/>	
10 Does Part X apply? If "Yes," complete and attach Part X .....	<input checked="" type="checkbox"/>	
11 Does Part XI apply? If "Yes," complete and attach Part XI .....		<input checked="" type="checkbox"/>
12 Reserved for future use .....		
13 Does Part XIII apply? If "Yes," complete and attach Part XIII .....		<input checked="" type="checkbox"/>

For IRS Use Only

For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

www.irs.gov/Form1065

Schedule K-3 (Form 1065) 2021

LHA

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part I Partner's Share of Partnership's Other Current Year International Information**

Check box(es) for additional specified attachments. See instructions.

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> 1. Gain on personal property sale | <input type="checkbox"/> 4. Foreign tax translation           | <input type="checkbox"/> 7. Form 8858 information  | <input type="checkbox"/> 10. Partner loan transactions                                       |
| <input type="checkbox"/> 2. Foreign oil and gas taxes      | <input type="checkbox"/> 5. High-taxed income                 | <input type="checkbox"/> 8. Form 5471 information  | <input type="checkbox"/> 11. Dual consolidated loss  |
| <input type="checkbox"/> 3. Splitter arrangements          | <input type="checkbox"/> 6. Section 267A disallowed deduction | <input checked="" type="checkbox"/> 9. Other forms | <input type="checkbox"/> 12. Other international items<br>(attach description and statement) |

**Part II Foreign Tax Credit Limitation****Section 1 - Gross Income**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code )		
<b>1</b> Sales							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>2</b> Gross income from performance of services							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>3</b> Gross rental real estate income							
<b>A</b> US	48,851.	0.	0.	0.	0.	0.	48,851.
<b>B</b>							
<b>C</b>							
<b>4</b> Other gross rental income							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>5</b> Guaranteed payments							
<b>6</b> Interest income							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>7</b> Ordinary dividends (exclude amount on line 8)							
<b>A</b>							
<b>B</b>							
<b>C</b>							

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part II Foreign Tax Credit Limitation** (continued)**Section 1 - Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code )		
<b>8</b> Qualified dividends							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>9</b> Reserved for future use .....							
<b>10</b> Royalties and license fees							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>11</b> Net short-term capital gain							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>12</b> Net long-term capital gain							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>13</b> Collectibles (28%) gain							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>14</b> Unrecaptured section 1250 gain							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>15</b> Net section 1231 gain							
<b>A</b>							
<b>B</b>							
<b>C</b>							

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part II Foreign Tax Credit Limitation** (continued)**Section 1 - Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code )		
<b>16</b> Section 986(c) gain .....							
<b>17</b> Section 987 gain .....							
<b>18</b> Section 988 gain .....							
<b>19</b> Section 951(a) inclusions							
<b>A</b> .....							
<b>B</b> .....							
<b>C</b> .....							
<b>20</b> Other income (see instructions)							
<b>A</b> .....							
<b>B</b> .....							
<b>C</b> .....							
<b>21</b> Reserved for future use							
<b>A</b> .....							
<b>B</b> .....							
<b>C</b> .....							
<b>22</b> Reserved for future use							
<b>A</b> .....							
<b>B</b> .....							
<b>C</b> .....							
<b>23</b> Reserved for future use							
<b>A</b> .....							
<b>B</b> .....							
<b>C</b> .....							
<b>24</b> <b>Total gross income</b> (combine lines 1 through 23) .....	<b>48,851.</b>						<b>48,851.</b>
<b>A</b> US .....	<b>48,851.</b>	<b>0.</b>	<b>0.</b>	<b>0.</b>	<b>0.</b>	<b>0.</b>	<b>48,851.</b>
<b>B</b> .....							
<b>C</b> .....							

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part II Foreign Tax Credit Limitation** (continued)**Section 2 - Deductions**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code )		
25 Expenses allocable to sales income ...							
26 Expenses allocable to gross income from performances of services .....							
27 Net short-term capital loss .....							
28 Net long-term capital loss .....							
29 Collectibles loss .....							
30 Net section 1231 loss .....							
31 Other losses .....							
32 Research & experimental (R&E) expenses							
A SIC code .....							
B SIC code .....							
C SIC code .....							
33 Allocable rental expenses - depreciation, depletion, and amortization .....	12,392.						12,392.
34 Allocable rental expenses - other than depreciation, depletion, and amortization	22,829.						22,829.
35 Allocable royalty and licensing expenses - depreciation, depletion, and amortization .....							
36 Allocable royalty and licensing expenses - other than depreciation, depletion, and amortization .....							
37 Depreciation not included on line 33 or 35 .....							
38 Charitable contributions .....							
39 Interest expense specifically allocable under Regulations section 1.861-10(e)							
40 Other interest expense specifically allocable under Regulations section 1.861-10T .....							
41 Other interest expense - business .....						16,726.	16,726.
42 Other interest expense - investment ...							
43 Other interest expense - passive activity							
44 Section 59(e)(2) expenditures, excluding R&E expenses on line 32 .....							
45 Foreign taxes not creditable but deductible .....							



Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part II Foreign Tax Credit Limitation** (continued)**Section 2 - Deductions** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code )		
<b>46</b> Section 986(c) loss .....							
<b>47</b> Section 987 loss .....							
<b>48</b> Section 988 loss .....							
<b>49</b> Other allocable deductions (see instructions) .....							
<b>50</b> Other apportioned share of deductions (see instructions) .....							
<b>51</b> Reserved for future use .....							
<b>52</b> Reserved for future use .....							
<b>53</b> Reserved for future use .....							
<b>54 Total deductions</b> (combine lines 25 through 53) .....	<b>35,221.</b>					<b>16,726.</b>	<b>51,947.</b>
<b>55 Net income (loss)</b> (subtract line 54 from line 24) .....	<b>13,630.</b>					<b>-16,726.</b>	<b>-3,096.</b>

**Part III Other Information for Preparation of Form 1116 or 1118****Section 1 - R&E Expenses Apportionment Factors**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code ) (country code )		
<b>1</b> Gross receipts by SIC code							
<b>A</b> SIC code .....							
<b>B</b> SIC code .....							
<b>C</b> SIC code .....							
<b>E</b> SIC code .....							
<b>E</b> SIC code .....							
<b>F</b> SIC code .....							
<b>2</b> Exclusive apportionment with respect to total R&E expenses entered on Part II, line 32. Enter the following.							
<b>A</b> R&E expense with respect to activity performed in the United States							
(i) SIC code .....						2A(i)	
(ii) SIC code .....						2A(ii)	
(iii) SIC code .....						2A(iii)	
<b>B</b> R&E expense with respect to activity performed outside the United States							
(i) SIC code .....						2B(i)	
(ii) SIC code .....						2B(ii)	
(iii) SIC code .....						2B(iii)	

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part III Other Information for Preparation of Form 1116 or 1118** (continued)**Section 2 - Interest Expense Apportionment Factors**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____ ) (country code _____ )		
<b>1</b> Total average value of assets .....	<b>428,933.</b>						<b>428,933.</b>
<b>2</b> Sections 734(b) and 743(b) adjustment to assets - average value .....							
<b>3</b> Assets attracting directly allocable interest expense under Regulations section 1.861-10(e) .....							
<b>4</b> Other assets attracting directly allocable interest expense under Regulations section 1.861-10T .....							
<b>5</b> Assets excluded from apportionment formula .....							
<b>6a</b> Total assets used for apportionment (subtract the sum of lines 3, 4, and 5 from the sum of lines 1 and 2) .....	<b>428,933.</b>						<b>428,933.</b>
<b>b</b> Assets attracting business interest expense .....							
<b>c</b> Assets attracting investment interest expense .....							
<b>d</b> Assets attracting passive activity interest expense .....							
<b>7</b> Basis in stock of 10%-owned noncontrolled foreign corporations (see attachment) .....							
<b>8</b> Basis in stock of CFCs (see attachment) .....							

**Section 3 - Foreign-Derived Intangible Income (FDII) Deduction Apportionment Factors**

Description	(a) U.S. source	Foreign Source			(e) Sourced by partner	(f) Total
		(b) Passive category income	(c) General category income	(d) Other (category code _____ ) (country code _____ )		
<b>1</b> Foreign-derived gross receipts .....						
<b>2</b> Cost of goods sold .....						
<b>3</b> Partnership deductions allocable to foreign-derived gross receipts .....						
<b>4</b> Other partnership deductions apportioned to foreign-derived gross receipts .....						

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part IV Information on Partner's Section 250 Deduction With Respect to Foreign-Derived Intangible Income (FDII)****Section 1 - Information To Determine Deduction Eligible Income (DEI) and Qualified Business Asset Investment (QBAI) on Form 8993**

<b>1</b> Net income (loss) .....	<b>1</b>	<b>-3,095.</b>
<b>2a</b> DEI gross receipts .....	<b>2a</b>	
<b>b</b> DEI cost of goods sold (COGS) .....	<b>2b</b>	
<b>c</b> DEI properly allocated and apportioned deductions .....	<b>2c</b>	
<b>3</b> Section 951(a) inclusions .....	<b>3</b>	
<b>4</b> CFC dividends .....	<b>4</b>	
<b>5</b> Financial services income .....	<b>5</b>	
<b>6</b> Domestic oil and gas extraction income .....	<b>6</b>	
<b>7</b> Foreign branch income .....	<b>7</b>	
<b>8</b> Partnership QBAI .....	<b>8</b>	

**Section 2 - Information To Determine Foreign-Derived Deduction Eligible Income on Form 8993 (see instructions)**

	(a) Foreign-derived income from all sales of general property	(b) Foreign-derived income from all sales of intangible property	(c) Foreign-derived income from all services	(d) Total (add columns (a) through (c))
<b>9</b> Gross receipts .....				
<b>10</b> COGS .....				
<b>11</b> Allocable deductions .....				
<b>12</b> Other apportioned deductions .....			<b>12</b>	

**Section 3 - Other Information for Preparation of Form 8993**

	DEI	FDDEI	Total
<b>13</b> Interest deductions			
<b>A</b> A Interest expense specifically allocable under Regulations section 1.861-10(e) .....			
<b>B</b> Other interest expense specifically allocable under Regulations section 1.861-10T .....			
<b>C</b> Other interest expense .....			
<b>14</b> Interest expense apportionment factors			
<b>A</b> Total average value of assets .....			
<b>B</b> Sections 734(b) and 743(b) adjustment to assets - average value .....			
<b>C</b> Assets attracting directly allocable interest expense under Regulations section 1.861-10(e) .....			
<b>D</b> Other assets attracting directly allocable interest expense under Regulations section 1.861-10T .....			
<b>E</b> Assets excluded from apportionment formula .....			
<b>F</b> Total assets used for apportionment (the sum of lines 14C, 14D, and 14E subtracted from the sum of lines 14A and 14B) ...			
R&E expenses apportionment factors			
<b>15</b> Gross receipts by SIC code			
<b>A</b> SIC code .....			
<b>B</b> SIC code .....			
<b>C</b> SIC code .....			
<b>16</b> R&E expenses by SIC code			
<b>A</b> SIC code .....			<b>16A</b>
<b>B</b> SIC code .....			<b>16B</b>
<b>C</b> SIC code .....			<b>16C</b>

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part VIII Partner's Interest in Foreign Corporation Income (Section 960)**

- A** EIN or reference ID number of controlled foreign corporation \_\_\_\_\_ **B** Separate category. See instructions \_\_\_\_\_
- C** If PAS was entered on line B, applicable grouping under Regulations section 1.904-4(c). See instructions \_\_\_\_\_
- D** Box is checked if there is more than one source country for a line. See attachment and instructions \_\_\_\_\_ 
- E** Box is checked if U.S. source income \_\_\_\_\_ 
- F** Box is checked if FORI or FOGEI \_\_\_\_\_ 

<i>Amounts are in functional currency unless otherwise noted. See instructions.</i>	(i) Country code	(ii) Partner's share of net income	(iii) Partner's share of average asset value	(iv) Reserved for future use
<b>1</b> Subpart F income groups				
<b>a</b> Dividends, interest, rents, royalties, and annuities (total) _____				
<b>(1)</b> Unit _____				
<b>(2)</b> Unit _____				
<b>b</b> Net gain from certain property transactions (total) _____				
<b>(1)</b> Unit _____				
<b>(2)</b> Unit _____				
<b>c</b> Net gain from commodities transactions (total) _____				
<b>(1)</b> Unit _____				
<b>(2)</b> Unit _____				
<b>d</b> Net foreign currency gain (total) _____				
<b>(1)</b> Unit _____				
<b>(2)</b> Unit _____				
<b>e</b> Income equivalent to interest (total) _____				
<b>(1)</b> Unit _____				
<b>(2)</b> Unit _____				
<b>f</b> Foreign base company sales income (total) _____				
<b>(1)</b> Unit _____				
<b>(2)</b> Unit _____				
<b>g</b> Foreign base company services income (total) _____				
<b>(1)</b> Unit _____				
<b>(2)</b> Unit _____				
<b>h</b> Full inclusion foreign base company income (total) _____				
<b>(1)</b> Unit _____				
<b>(2)</b> Unit _____				
<b>i</b> Insurance income (total) _____				
<b>(1)</b> Unit _____				
<b>(2)</b> Unit _____				
<b>j</b> International boycott income (total) _____				
<b>k</b> Bribes, kickbacks, and other payments (total) _____				
<b>l</b> Section 901(j) (total) _____				

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part VIII Partner's Interest in Foreign Corporation Income (Section 960)** (continued)

Amounts are in functional currency unless otherwise noted. See instructions.	(i) Country code	(ii) Partner's share of net income	(iii) Partner's share of average asset value	(iv) Reserved for future use
<b>2</b> Recaptured subpart F income .....				
<b>3</b> Tested income group (total) .....				
<b>(1)</b> Unit .....				
<b>(2)</b> Unit .....				
<b>4</b> Residual income group (total) .....				
<b>(1)</b> Unit .....				
<b>(2)</b> Unit .....				
<b>5</b> Total .....				

**Part IX Partner's Information for Base Erosion and Anti-Abuse Tax (Section 59A)****Section 1 - Applicable Taxpayer** (see instructions)

Description	(a) Total	(b) Total ECI gross receipts	(c) Total non-ECI gross receipts
<b>1</b> Gross receipts for section 59A(e) .....	48,851.	48,851.	
<b>2</b> Gross receipts for the first preceding year .....	46,671.	46,671.	
<b>3</b> Gross receipts for the second preceding year .....	48,339.	48,339.	
<b>4</b> Gross receipts for the third preceding year .....	47,312.	47,312.	
<b>5</b> Amounts included in the denominator of the base erosion percentage as described in Regulations section 1.59A-2(e)(3) .....			

**Section 2 - Base Erosion Payments and Base Erosion Tax Benefits** (see instructions)

Description	(a) Total	(b) Total base erosion payments	(c) Total base erosion tax benefits
<b>6</b> Reserved for future use .....			
<b>7</b> Reserved for future use .....			
<b>8</b> Purchase or creations of property rights for intangibles (patents, trademarks, etc.) .....			
<b>9</b> Rents, royalties, and license fees .....			
<b>10 a</b> Compensation/consideration paid for services <b>not</b> excepted by section 59A(d)(5) .....			
<b>b</b> Compensation/consideration paid for services excepted by section 59A(d)(5) .....			
<b>11</b> Interest expense .....			
<b>12</b> Payments for the purchase of tangible personal property .....			
<b>13</b> Premiums and/or other considerations paid or accrued for insurance and reinsurance as covered by sections 59A(d)(3) and 59A(c)(2)(A)(iii) .....			
<b>14 a</b> Nonqualified derivative payments .....			
<b>b</b> Qualified derivative payments excepted by section 59A(h) .....			
<b>15</b> Payments reducing gross receipts made to surrogate foreign corporation .....			
<b>16</b> Other payments-specify ▶ .....			
<b>17</b> Base erosion tax benefits related to payments reported on lines 6 through 16, on which tax is imposed by section 871 or 881, with respect to which tax has been withheld under section 1441 or 1442 at the 30% (0.30) statutory withholding tax rate .....			

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part IX Partner's Information for Base Erosion and Anti-Abuse Tax (Section 59A)** (continued)**Section 2 - Base Erosion Payments and Base Erosion Tax Benefits** (see instructions) (continued)

	(a) Total	(b) Total base erosion payments	(c) Total base erosion tax benefits
<b>18</b> Portion of base erosion tax benefits reported on lines 6 through 16, on which tax is imposed by section 871 or 881, with respect to which tax has been withheld under section 1441 or 1442 at reduced withholding rate pursuant to income tax treaty. Multiply ratio of percentage withheld divided by 30% (0.30) times tax benefit. See instructions .....			
<b>19 Total base erosion tax benefits</b> (subtract the sum of lines 17 and 18 from the sum of lines 8 through 16)			
<b>20</b> Reserved for future use .....			
<b>21</b> Reserved for future use .....			
<b>22</b> Reserved for future use .....			

**Part X Foreign Partner's Character and Source of Income and Deductions****Section 1 - Gross Income**

Description	(a) Total	(b) Partner determination	Partnership Determination				
			ECI		Non-ECI		
			(c) U.S. source	(d) Foreign source	(e) U.S. source (FDAP)	(f) U.S. source (other)	(g) Foreign source
<b>1</b> Ordinary business income (gross) .....							
<b>2</b> Gross rental real estate income .....	<b>48,851.</b>		<b>48,851.</b>				
<b>3</b> Other gross rental income .....							
<b>4</b> Guaranteed payments for services .....							
<b>5</b> Guaranteed payments for use of capital .....							
<b>6</b> Interest income .....							
<b>7</b> Dividends .....							
<b>8</b> Dividend equivalents .....							
<b>9</b> Royalties and license fees .....							
<b>10</b> Net short-term capital gain .....							
<b>11</b> Net long-term capital gain .....							
<b>12</b> Collectibles (28%) gain .....							
<b>13</b> Unrecaptured section 1250 gain .....							
<b>14</b> Net section 1231 gain .....							
<b>15</b> Reserved for future use .....							
<b>16</b> Reserved for future use .....							
<b>17</b> Reserved for future use .....							
<b>18</b> Reserved for future use .....							
<b>19</b> Reserved for future use .....							
<b>20</b> Other income (loss) not included on lines 1 through 19 .....							
<b>21 Gross income</b> (sum of lines 1 through 20) .....	<b>48,851.</b>		<b>48,851.</b>				

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part X Foreign Partner's Character and Source of Income and Deductions** (continued)**Section 2 - Deductions, Losses, and Net Income**

Description	(a) Total	(b) Partner determination	Partnership Determination				
			ECI		Non-ECI		
			(c) U.S. source	(d) Foreign source	(e) U.S. source (FDAP)	(f) U.S. source (other)	(g) Foreign source
<b>1</b> Expenses related to ordinary business income (gross) .....							
<b>2</b> Research and experimental expenses .....							
<b>3</b> Expenses from rental real estate .....	<b>35,220.</b>		<b>35,220.</b>				
<b>4</b> Expenses from other rental activities .....							
<b>5</b> Royalty and licensing expenses .....							
<b>6</b> Section 179 deduction .....							
<b>7</b> Interest expense on U.S.-booked liabilities .....	<b>16,726.</b>		<b>16,726.</b>				
<b>8</b> Interest expense directly allocable under Regulations sections 1.882-5(a)(1)(ii)(B) and 1.861-10T .....							
<b>9</b> Other interest expense .....							
<b>10</b> Section 59(e)(2) expenditures .....							
<b>11</b> Net short-term capital loss .....							
<b>12</b> Net long-term capital loss .....							
<b>13</b> Collectibles loss .....							
<b>14</b> Net section 1231 loss .....							
<b>15</b> Other losses .....							
<b>16</b> Charitable contributions .....							
<b>17</b> Other ▶							
<b>18</b> Other ▶							
<b>19</b> Reserved for future use .....							
<b>20</b> Reserved for future use .....							
<b>21</b> Reserved for future use .....							
<b>22</b> Reserved for future use .....							
<b>23</b> Reserved for future use .....							
<b>24 Total</b> (sum of lines 1 through 23) .....	<b>51,946.</b>		<b>51,946.</b>				
<b>25 Net income (loss)</b> (line 21 (Section 1) minus line 24 (Section 2)) ▶	<b>-3,095.</b>						

Name of partnership <b>OAKS HOLDINGS, LLC</b>	EIN <b>82-3254530</b>	Name of partner <b>79 DELANCEY REALTY ASSOC. LLC C/O</b>	SSN or TIN <b>11-3380281</b>
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**Part X Foreign Partner's Character and Source of Income and Deductions** (continued)**Section 3 - Allocation and Apportionment Methods for Deductions**

<b>1</b> Gross income				<b>6</b> Reserved for future use		
<b>a</b> Gross ECI	48,851.			(i)	(ii)	(iii)
<b>b</b> Worldwide gross income	48,851.			<b>a</b>		
				<b>b</b>		
<b>2</b> Assets				<b>7</b> Other allocation and apportionment key		
<b>a</b> Average U.S. assets (inside basis)	428,933.			(i) Key/Factor		(ii) Allocation
<b>b</b> Worldwide assets	428,933.			<b>a</b>		
				<b>b</b>		
<b>3</b> Liabilities				<b>8</b> Other allocation and apportionment key		
<b>a</b> U.S.-booked liabilities of partnership	415,886.			(i) Key/Factor		(ii) Allocation
<b>b</b> Directly allocated partnership indebtedness	415,886.			<b>a</b>		
				<b>b</b>		
<b>4</b> Personnel						
<b>a</b> Personnel of U.S. trade or business						
<b>b</b> Worldwide personnel						
<b>5</b> Gross receipts from sales or services by SIC code						
(i) SIC code	(ii) ECI	(iii) Worldwide				
<b>a</b>						
<b>b</b>						

**Section 4 - Reserved for Future Use**

Reserved	(a)	(b)	(c)
<b>1</b> Reserved for future use			
<b>2</b> Reserved for future use			
<b>3</b> Reserved for future use			
<b>4</b> Reserved for future use			
<b>5</b> Reserved for future use			
<b>6</b> Reserved for future use			
<b>7</b> Reserved for future use			
<b>8</b> Reserved for future use			
<b>9</b> Reserved for future use			
<b>10</b> Reserved for future use			



Illinois Department of Revenue

**Schedule K-1-P**

**Partner's or Shareholder's Share of Income, Deductions, Credits, and Recapture**

To be completed by partnerships filing Form IL-1065 or S corporations filing Form IL-1120-ST.

Partners and Shareholders receiving Schedule K-1-P should attach this to their Illinois tax return.

**Year ending**

12 21

Month Year

**IL Attachment No. 12**



**Step 1: Identify your partnership or S corporation**

1 Check your business type ☒ partnership ☐ S corporation

2 **OAKS HOLDINGS, LLC**

Enter your name as shown on your Form IL-1065 or Form IL-1120-ST.

3 **82-3254530**

Enter your federal employer identification number (FEIN).

4 Enter the apportionment factor from Form IL-1065 or Form IL-1120-ST, Line 42. Otherwise, enter "1." **1.000000**

**Step 2: Identify your partner or shareholder**

**79 DELANCEY REALTY ASSOC. LLC**

5 **C/O MORRIS TEPLER**

Name

6 **413 PARK AVE.**

Mailing address

**BROOKLYN, NY 11205**

City

State

ZIP

7 **11-3380281**

Social Security number or FEIN

8 **3.4459654**

Share (%)

9a Check the appropriate box. See instructions.

☐

individual

☐

corporation

☐

trust

☒

partnership

☐

S corporation

☐

estate

9b To be completed by the recipient on Line 5 only.

I am a: ☐ grantor trust ☐ disregarded entity

and the amounts on this schedule will be reported by:

Name:

SSN or FEIN:

**Step 3: Figure your partner's or shareholder's share of your nonbusiness income or loss**

**A**  
Member's share  
(See instructions.)

**B**  
Member's share  
allocable to Illinois

10 Interest	10	
11 Dividends	11	
12 Rental income	12	
13 Patent royalties	13	
14 Copyright royalties	14	
15 Other royalty income	15	
16 Capital gain or loss from real property	16	
17 Capital gain or loss from tangible personal property	17	
18 Capital gain or loss from intangible personal property	18	
19 Other income and expense	19	
Specify		

**Step 4: Figure your partner's or shareholder's share of your business income or loss**

**A**  
Member's share  
from U.S. Schedule K-1,  
less nonbusiness income

**B**  
Member's share  
apportioned to Illinois

20 Ordinary income or loss from trade or business activity	20	
21 Net income or loss from rental real estate activities	21	<b>-3,095</b>
22 Net income or loss from other rental activities	22	
23 Interest	23	
24 Dividends	24	
25 Royalties	25	
26 Net short-term capital gain or loss	26	
27 Net long-term capital gain or loss. Total for year.	27	
28 Unrecaptured Section 1250 gain	28	
29 Guaranteed payments to partner (U.S. Form 1065 only)	29	
30 Net Section 1231 gain or loss (other than casualty or theft). Total for year.	30	
31 Other income and expense	31	
Specify		

**Step 5: Figure your partner's or shareholder's share of Illinois additions and subtractions**

**K-1-P Recipient:** Before using the information provided in Step 5, you must read Schedule K-1-P(2) to correctly report the amounts listed in Columns A and B.

	<b>A</b> Member's share from Form IL-1065 or IL-1120-ST	<b>B</b> Member's share apportioned or allocated to Illinois
<b>Additions</b>		
<b>32</b> Federally tax-exempt interest income	<b>32</b> _____	_____
<b>33</b> Illinois replacement tax and surcharge deducted	<b>33</b> _____	_____
<b>34</b> Illinois Special Depreciation addition	<b>34</b> _____	_____
<b>35</b> Related-Party Expenses addition	<b>35</b> _____	_____
<b>36</b> Distributive share of additions	<b>36</b> _____	_____
<b>37</b> Other additions (from Illinois Schedule M for businesses)	<b>37</b> _____	_____
<b>Subtractions</b>		
<b>38 a</b> Interest from U.S. Treasury obligations (business income)	<b>38a</b> _____	_____
<b>b</b> Interest from U.S. Treasury obligations (nonbusiness income)	<b>38b</b> _____	_____
<b>39</b> River Edge Redevelopment Zone Dividend subtraction	<b>39</b> _____	_____
<b>40</b> High Impact Business Dividend subtraction	<b>40</b> _____	_____
<b>41</b> Contribution subtraction (Form IL-1120-ST filers only)	<b>41</b> _____	_____
<b>42</b> River Edge Redevelopment Zone Interest subtraction (Form IL-1120-ST financial organizations only)	<b>42</b> _____	_____
<b>43</b> High Impact Business within a Foreign Trade Zone Interest subtraction (Form IL-1120-ST financial organizations only)	<b>43</b> _____	_____
<b>44</b> Illinois Special Depreciation subtraction	<b>44</b> _____	_____
<b>45</b> Related-Party Expenses subtraction	<b>45</b> _____	_____
<b>46</b> Distributive share of subtractions	<b>46</b> _____	_____
<b>47</b> Other subtractions (from Illinois Schedule M for businesses)	<b>47</b> _____	_____

**Step 6: Figure your partner's or shareholder's (except a corporate partner or shareholder) share of your Illinois August 1, 1969, appreciation amounts**

	<b>A</b> Member's share from Illinois Schedule F (Form IL-1065 or IL-1120-ST)	<b>B</b> Member's share apportioned or allocated to Illinois
<b>48</b> Section 1245 and 1250 gain	<b>48</b> _____	_____
<b>49</b> Section 1231 gain	<b>49</b> _____	_____
<b>50</b> Section 1231 gain less casualty and theft gain. See instructions.	<b>50</b> _____	_____
<b>51</b> Capital gain	<b>51</b> _____	_____

**Step 7: Figure your partner's or shareholder's share of your Illinois credits, recapture, pass-through withholding, pass-through entity tax credit, and federal income subject to surcharge**

	Credit Code	Member's share from Illinois tax return		Member's share from Illinois tax return
<b>52 Illinois Income Tax Credits</b>			<b>53 Other credits</b>	
<b>a</b> Film Production Services 5000	<b>52a</b> _____		<b>a</b> Pass-through Entity Tax Credit	<b>53a</b> _____
<b>b</b> Enterprise Zone Investment 5080	<b>52b</b> _____		See instructions.	
<b>c</b> Enterprise Zone Construction Jobs 5120	<b>52c</b> _____		<b>b</b> Replacement Tax Investment Credits	
<b>d</b> High Impact Business Construction Jobs 5160	<b>52d</b> _____		See instructions.	<b>53b</b> _____
<b>e</b> Affordable Housing Donations 5260	<b>52e</b> _____		<b>54 Recapture</b>	
<b>f</b> EDGE 5300	<b>52f</b> _____		<b>a</b> Enterprise Zone or River	
<b>g</b> New Construction EDGE 5320	<b>52g</b> _____		Edge Redevelopment Zone	
<b>h</b> Research and Development 5340	<b>52h</b> _____		Investment Credit recapture	<b>54a</b> _____
<b>i</b> Wages paid to Ex-Felons 5380	<b>52i</b> _____		<b>b</b> Replacement Tax Investment	
<b>j</b> Student-Assistance Contribution 5420	<b>52j</b> _____		Credit recapture	<b>54b</b> _____
<b>k</b> Angel Investment 5460	<b>52k</b> _____		<b>c</b> Angel Investment Credit recapture	<b>54c</b> _____
<b>l</b> New Markets Development 5500	<b>52l</b> _____		<b>55</b> Pass-through withholding	
<b>m</b> River Edge Historic Preservation 5540	<b>52m</b> _____		See instructions.	<b>55</b> _____
<b>n</b> River Edge Construction Jobs 5560	<b>52n</b> _____		<b>56</b> Federal income attributable to	
<b>o</b> Live Theater Production 5580	<b>52o</b> _____		transactions subject to the	
<b>p</b> Hospital 5620	<b>52p</b> _____		Compassionate Use of Medical	
<b>q</b> Invest in Kids 5660	<b>52q</b> _____		Cannabis Program Act surcharge.	
<b>r</b> Data Center Construction Employment 5820	<b>52r</b> _____		See instructions.	<b>56</b> _____
<b>s</b> Apprenticeship Education Expense 0160	<b>52s</b> _____		<b>57</b> Federal income attributable to the	
<b>t</b> Historic Preservation 1030	<b>52t</b> _____		sale or exchange of assets by a	
<b>u</b> Other income tax credits _____	<b>52u</b> _____		gaming licensee surcharge.	<b>57</b> _____
			See instructions.	

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IL SCH K-1-P MEMBER'S SHARE OF DISTRIBUTABLE BASE INCOME OR LOSS

---

1	ENTER THE SHARE OF INCOME FROM IL-1065 LINE 14 FOR THIS MEMBER (SCHEDULE K-1-P COLUMN A LINES 10-27 & 30-31)	\$	-3,095.00
2	ENTER THE SHARE OF ADDITIONS DISTRIBUTABLE TO THIS MEMBER FROM IL-1065 LINES 15-20 AND LINE 22		0.00
3	ADD LINES 1 AND 2		-3,095.00
4	ENTER THE SHARE OF SUBTRACTIONS DISTRIBUTABLE TO THIS MEMBER FROM IL-1065 LINES 24-25 AND 28-33		0.00
5	SUBTRACT LINE 4 FROM LINE 3	\$	-3,095.00

33  
**Schedule NJK-1**

(Form NJ-1065)

**State of New Jersey**  
**Partner's Share of Income**

For Calendar Year 2021, or Fiscal Year Beginning \_\_\_\_\_, 2021 and ending \_\_\_\_\_.

1019  
**2021**

**Part I General Information**

Partner's SS # or Federal EIN (Do not use EIN of a disregarded entity. See instr.)

**11-3380281**

Partnership's Federal EIN

**82-3254530**

Partner's Name

**79 DELANCEY REALTY ASSOC. LLC  
C/O MORRIS TEPLER**

Partnership's Name

**OAKS HOLDINGS, LLC**

Street Address

**413 PARK AVE.**

Partnership's Street Address

**999 WATERSIDE DRIVE, SUITE 2300**

City State ZIP Code

**BROOKLYN, NY 11205**

City State ZIP Code

**NORFOLK, VA 23510**

What type of entity is partner? **NP**

(see instructions)

Code

Date partner's interest in partnership began: **12/21/2017**

Month Day Year

☐ Final NJK-1

☐ Hedge Fund

☐ Amended NJK-1

☐ Member of Composite Return

☐ If the partner is a disregarded entity, check the box and enter the partner's:

Federal EIN

Name

Enter partner's percentage of:

(i) Before Decrease  
or Termination

(ii) End of Year

Profit Sharing **3.4459654** % **3.4459654** %

Loss Sharing **3.4459654** % **3.4459654** %

Capital Ownership **3.4459654** % **3.4459654** %

**Part II Income Information**

Income Classifications	A. Total Distribution	NJ-1040 Filers Enter Amounts on Line Shown Below	B. New Jersey Source Amounts	NJ-1040NR Filers
1. Partnership Income (Loss)	<b>-13,996.</b>			
2. Net Guaranteed Payments				
3. Partner's 401(k) Contribution				
4. Distributive Share of Partnership Income (loss) (Line 1 plus line 2 minus line 3)	<b>-13,996.</b>	Line 21		Line 23
5. Pension		Line 20a		
6. Net Gain (Loss) From Disposition of Assets as a Result of a Complete Liquidation		Line 19		Line 19

**Part III Partner's Information**

1. Nonresident Partner's Share of NJ Tax .....	1.	Line 10b, Page 1, CBT-100 Line 8b, Page 1, CBT-100S Line 10, Page 1, CBT-100U Line 8, NJ-CBT-1065 Line 51, NJ-1040NR Line 23, NJ-1080C Line 34a, NJ-1041
2. Partner's HEZ Deduction .....	2.	
3. Partner's Sheltered Workshop Tax Credit .....	3.	

**Part IV Supplemental Information (Attach Schedule)**

**This Form May be Reproduced**





Department of Taxation and Finance  
**New York Partner's Schedule K-1**  
 Tax Law - Article 22 (Personal Income Tax)

188851 12-03-21

**IT-204-IP**

For calendar year 2021 or tax year beginning  and ending

☐ Final K-1 33

☐ Amended K-1

**Partners:** Before completing your income tax return, see Form IT-204-IP-I, *Partner's Instructions for Form IT-204-IP* (available at [www.tax.ny.gov](http://www.tax.ny.gov)).

**Partnership's information** (see instructions)

Partnership's name (as shown on Form IT-204) <b>OAKS HOLDINGS LLC</b>	Partnership's EIN <b>823254530</b>
--	---------------------------------------

**A** Mark an **X** in the box if either applies to your entity ☐ Publicly traded partnership ☐ Portfolio investment partnership

**B** Tax shelter registration number, if any ..... **B**

**C** Business allocation percentage ..... **C**  %

**Partner's information** (see instructions)

Partner's name <b>79 DELANCEY REALTY ASSOC. LLC C/O MOR</b>			Partner's identifying number <b>113380281</b>
Partner's address <b>413 PARK AVE.</b>			
City <b>BROOKLYN</b>	State <b>NY</b>	ZIP code <b>11205</b>	

**D** The partner is a (mark an **X** in the appropriate box) ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

**E** What is the tax filing status of the partner? (Mark an **X** in the appropriate box, if known.) ☐ Individual ☐ Estate/trust ☒ Partnership

**F** If the partner is a disregarded entity or grantor trust, enter the tax ID of the entity or individual reporting the income, if known ..... **F**

**G** Did the partner sell its entire interest during the tax year? ..... **G** Yes ☐ No ☒

**H** Partner's share of profit, loss, and capital

	Beginning	Ending
1) Profit ..... <b>H1</b>	3.4460%	3.4460%
2) Loss ..... <b>H2</b>	3.4460%	3.4460%
3) Capital ..... <b>H3</b>	3.4460%	3.4460%

**I** Partner's share of liabilities at the end of the year

1) Nonrecourse .....	<b>I1</b>	
2) Qualified nonrecourse financing .....	<b>I2</b>	402508
3) Recourse .....	<b>I3</b>	

**J** Partner's capital account analysis

1) Beginning capital account .....	<b>J1</b>	-87347
2) Capital contributed during the year - cash .....	<b>J2</b>	
3) Capital contributed during the year - property .....	<b>J3</b>	
4) Current year increase (decrease) .....	<b>J4</b>	-3095
5) Withdrawals and distributions - cash .....	<b>J5</b>	3667
6) Withdrawals and distributions - property .....	<b>J6</b>	
7) Ending capital account .....	<b>J7</b>	-94109
8) Method of accounting (mark an <b>X</b> in the appropriate box)		

☒ Tax basis ☐ GAAP ☐ Book ☐ Other (submit explanation)

**K** Resident status (mark an **X** in all boxes that apply; see instructions)

<input type="checkbox"/> NYS full-year resident	<input type="checkbox"/> Yonkers full-year resident	<input type="checkbox"/> NYC full-year resident
<input type="checkbox"/> NYS part-year resident	<input type="checkbox"/> Yonkers part-year resident	<input type="checkbox"/> NYC part-year resident
<input type="checkbox"/> NYS nonresident	<input type="checkbox"/> Yonkers nonresident	

**L** If the partner was included in a group return, enter the special NYS identification number, if known ..... **L**

NO HANDWRITTEN ENTRIES ON THIS FORM

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**M** Was Form IT-2658-E filed with the partnership? ..... **M** Yes ☐ No ☐

**N** NYS estimated tax paid on behalf of partner (from Form IT-2658-NYS)

	Date	Amount
1) First installment .....	<b>N1</b>	
2) Second installment .....	<b>N2</b>	
3) Third installment .....	<b>N3</b>	
4) Fourth installment .....	<b>N4</b>	
Total NYS estimated tax paid on behalf of partner (add lines N1 through N4) .....	<b>N</b>	

**O** Estimated MCTMT paid on behalf of partner (from Form IT-2658-MTA)

	Date	Amount
1) First installment .....	<b>O1</b>	
2) Second installment .....	<b>O2</b>	
3) Third installment .....	<b>O3</b>	
4) Fourth installment .....	<b>O4</b>	
Total estimated MCTMT paid on behalf of partner (add lines O1 through O4) .....	<b>O</b>	

**P** Was the partnership required to report any nonqualified deferred compensation, as required by IRC § 457A, on its 2021 federal return? (see instructions) .....

**P** Yes ☐ No ☒

**Q** Did the partnership elect to pay the pass-through entity tax (PTET) for the current tax year? .....

**Q** Yes ☐ No ☐

If Yes, what residency status was assigned to this partner for purposes of computing the pass-through entity taxable income (PTE taxable income)? (Mark an X in the appropriate box; see instructions)

Resident ☐ Nonresident ☐

**Partner's share of income, deductions, etc.**

A - Partner's distributive share items	B - Federal K-1 amount	C - New York State amount
1 Ordinary business income (loss) .....	1	1
2 Net rental real estate income (loss) .....	2 - 3095	2
3 Other net rental income (loss) .....	3	3
4 Guaranteed payments .....	4	4
5 Interest income .....	5	5
6 Ordinary dividends .....	6	6
7 Royalties .....	7	7
8 Net short-term capital gain (loss) .....	8	8
9 Net long-term capital gain (loss) .....	9	9
10 Net section 1231 gain (loss) .....	10	10
11 Other income (loss) Identify: .....	11	11
12 Section 179 deduction .....	12	12
13 Other deductions Identify: .....	13	13
14 This line intentionally left blank .....	14	14
15 Net earnings (loss) from self-employment .....	15	15
16 Tax-exempt income and nondeductible expenses .....	16	16
17 Distributions - cash and marketable securities .....	17 3667	17
18 Distributions - other property .....	18	18
19 Other items not included above that are required to be reported separately to partners .....	19 474601	19
Identify: SEE STATEMENT		

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Partner's share of New York modifications** (see instructions)**20** New York State additions

	Number	A - Total amount	B - New York State allocated amount
20a	EA-		
20b	EA-		
20c	EA-		
20d	EA-		
20e	EA-		
20f	EA-		

**21** Total addition modifications (total of column A, lines 20a through 20f) .....**21** **22** New York State subtractions

	Number	A - Total amount	B - New York State allocated amount
22a	ES- 213	10901	
22b	ES-		
22c	ES-		
22d	ES-		
22e	ES-		
22f	ES-		

**23** Total subtraction modifications (total of column A, lines 22a through 22f) .....**23** **24** Additions to itemized deductions

	Letter	Amount
24a		
24b		
24c		
24d		
24e		
24f		

**25** Total additions to itemized deductions (add lines 24a through 24f) .....**25** **26** Subtractions from itemized deductions

	Letter	Amount
26a		
26b		
26c		
26d		
26e		
26f		

**27** Total subtractions from itemized deductions (add lines 26a through 26f) .....**27** **28** This line intentionally left blank .....**28** 

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Partner's other information**

<b>29a</b> Partner's share of New York source gross income .....	<b>29a</b>	
<b>29b</b> MCTD allocation percentage ( <i>see instructions</i> ) .....	<b>29b</b>	%
<b>29c</b> Partner's share of receipts from the sale of goods by manufacturing .....	<b>29c</b>	
<b>29d</b> Partner's share of New York adjusted basis of qualified manufacturing property .....	<b>29d</b>	

**Partner's credit information****Part 1 - Flow-through credit bases and information****Brownfield redevelopment tax credit** (*Form IT-611, IT-611.1, or IT-611.2*)

		A - Form IT-611	B - Form IT-611.1	C - Form IT-611.2
<b>30</b> Site preparation credit component .....	<b>30</b>			
<b>31</b> Tangible property credit component .....	<b>31</b>			
<b>32</b> On-site groundwater remediation credit component .....	<b>32</b>			

<b>33</b> This line intentionally left blank .....	<b>33</b>	
<b>34</b> This line intentionally left blank .....	<b>34</b>	
<b>35</b> This line intentionally left blank .....	<b>35</b>	

**QEZE tax reduction credit** (*Form IT-604*)

<b>36</b> QEZE employment increase factor .....	<b>36</b>	
<b>37</b> QEZE zone allocation factor .....	<b>37</b>	
<b>38</b> QEZE benefit period factor .....	<b>38</b>	

**Excelsior jobs program tax credit** (*Form IT-607*)

<b>39</b> Excelsior jobs tax credit component .....	<b>39</b>	
<b>40</b> Excelsior investment tax credit component .....	<b>40</b>	
<b>41</b> Excelsior research and development tax credit component .....	<b>41</b>	
<b>42</b> Excelsior real property tax credit component .....	<b>42</b>	
<b>42a</b> Excelsior child care services tax credit component .....	<b>42a</b>	

**Farmers' school tax credit** (*Form IT-217*)

<b>43</b> Acres of qualified agricultural property .....	<b>43</b>	
<b>44</b> Acres of qualified conservation property .....	<b>44</b>	
<b>45</b> Eligible school district property taxes paid .....	<b>45</b>	
<b>46</b> Acres of qualified agricultural property converted to nonqualified use .....	<b>46</b>	

**Other flow-through credit bases and information**

## Credit bases

Code	Amount	Code	Amount
<b>47a</b>		<b>47d</b>	
<b>47b</b>		<b>47e</b>	
<b>47c</b>		<b>47f</b>	

## Credit information

Code	Information	Code	Information
<b>47g</b>		<b>47j</b>	
<b>47h</b>		<b>47k</b>	
<b>47i</b>		<b>47l</b>	

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Partner's credit information** *(continued)***Part 2 - Flow-through credits, addbacks, and recaptures**

- 48 Long-term care insurance credit *(Form IT-249)* .....
- 49 Investment credit *(including employment incentive credit and historic barn rehabilitation credit; Form IT-212)* .....
- 50 Research and development - investment credit *(Form IT-212)* .....
- 51 Other flow-through credits

48	
49	
50	

Code	Amount
51a	
51b	
51c	
51d	

Code	Amount
51e	
51f	
51g	
51h	

- 52 Addbacks of credits and recaptures

Code	Amount
52a	
52b	
52c	

Code	Amount
52d	
52e	
52f	

**Part 3 - START-UP NY tax elimination credit information** *(Form IT-638)*

- 53 START-UP NY business certificate number *(Form DTF-74)* .....
- 54 Year of START-UP NY business tax benefit period .....
- 55 START-UP NY area allocation factor .....

53	
54	
55	

**Partner's share of New York adjustments due to decoupling from the IRC** *(see instructions)*

	A - Total amount	B - New York State allocated amount
1 Total of New York additions .....	1	
2 Total of New York subtractions .....	2	

NO HANDWRITTEN ENTRIES ON THIS FORM

118005211019



NY IT-204-IP      OTHER ITEMS REQUIRED TO BE REPORTED SEPARATELY

DESCRIPTION	AMOUNT FROM FEDERAL SCHEDULE K-1	NEW YORK STATE AMOUNT
BUSINESS INTEREST EXPENSE	16,726.	0.
UNRELATED BUSINESS TAXABLE INCOME	-3,095.	0.
SECTION 199A UNADJUSTED BASIS OF ASSETS	464,065.	0.
SECTION 199A RENTAL INCOME/LOSS	-3,095.	0.
TOTAL TO FORM IT-204-IP, PAGE 2, LINE 19	474,601.	0.



Department of Taxation and Finance  
**New York Corporate Partner's  
Schedule K-1**

Tax Law - Article 9-A

188821 12-03-21

**IT-204-CP**

33

☐ Final K-1

☐ Amended K-1

For calendar year 2021 or tax year beginning  and ending

**Partners:** Before completing your franchise tax return, see Form IT-204-CP-I, *Partner's Instructions for Form IT-204-CP* (available at [www.tax.ny.gov](http://www.tax.ny.gov)).

**Partnership's information**

Partnership's name (as shown on Form IT-204)	Partnership's EIN
OAKS HOLDINGS LLC	823254530

A Mark an X in the box if either applies to your entity ☐ Publicly traded partnership ☐ Portfolio investment partnership

B Tax shelter registration number, if any  B

**Partner's information** (see instructions)

Partner's name 79 DELANCEY REALTY ASSOC. LLC C/O MOR			Partner's EIN 113380281
Partner's address 413 PARK AVE.			
City BROOKLYN	State NY	ZIP code 11205	

C The partner is a (mark an X in the appropriate box) ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

D What is the New York tax filing status of the partner? (Mark an X in the appropriate box, if known.)

☐ C corporation ☐ S corporation ☒ Partnership

E If the partner is a disregarded entity, enter the EIN of the entity reporting the income of the partner (if known)  E

F Did the partner sell its entire interest during the tax year? F Yes ☐ No ☒

**G Partner's share of profit, loss, and capital**

		Beginning	Ending
1) Profit	G1	3.4460%	3.4460%
2) Loss	G2	3.4460%	3.4460%
3) Capital	G3	3.4460%	3.4460%

**H Partner's share of liabilities at the end of the year**

1) Nonrecourse	H1	
2) Qualified nonrecourse financing	H2	402508
3) Recourse	H3	

**I Partner's capital account analysis**

1) Beginning capital account	I1	-87347
2) Capital contributed during the year - cash	I2	
3) Capital contributed during the year - property	I3	
4) Current year increase (decrease)	I4	-3095
5) Withdrawals and distributions - cash	I5	3667
6) Withdrawals and distributions - property	I6	
7) Ending capital account	I7	-94109

8) Method of accounting (mark an X in the appropriate box)

☒ Tax basis ☐ GAAP ☐ Book ☐ Other (submit explanation)

NO HANDWRITTEN ENTRIES ON THIS FORM

117001211019



**J** Was Form CT-2658-E filed with the partnership? ..... **J** Yes ☐ No ☐

**K** NYS estimated tax paid on behalf of partner (from Form CT-2658)

		Date	Amount
1) First installment .....	<b>K1</b>		
2) Second installment .....	<b>K2</b>		
3) Third installment .....	<b>K3</b>		
4) Fourth installment .....	<b>K4</b>		
Total NYS estimated tax paid on behalf of partner (add lines K1 through K4) .....	<b>K</b>		

**L** Was the partnership required to report any nonqualified deferred compensation, as required by IRC § 457A, on its 2021 federal return? (see instructions) ..... **L** Yes ☐ No ☒

**Partner's share of entire net income (ENI) information when the corporate partner's New York tax filing status is a C corporation**

**ENI addition modifications**

**1** Total additions ..... **1**

	A - Number	B - Amount		A - Number	B - Amount
<b>1a</b>	EA -		<b>1d</b>	EA -	
<b>1b</b>	EA -		<b>1e</b>	EA -	
<b>1c</b>	EA -		<b>1f</b>	EA -	

**ENI subtraction modifications**

**2** Total subtractions ..... **2**

	A - Number	B - Amount		A - Number	B - Amount
<b>2a</b>	ES -		<b>2d</b>	ES -	
<b>2b</b>	ES -		<b>2e</b>	ES -	
<b>2c</b>	ES -		<b>2f</b>	ES -	

**Partner's proportionate part of assets and liabilities** (for New York C corporate partners only)

	Average value
<b>3</b> Total assets .....	<b>3</b> 428933
<b>4</b> Real property and marketable securities included on line 3 .....	<b>4</b> 579855
<b>5</b> Real property and marketable securities at fair market value (FMV) .....	<b>5</b>
<b>6</b> Average value of adjusted total assets .....	<b>6</b> -150922
<b>7</b> Total liabilities .....	<b>7</b> 415886
<b>8</b> Liabilities <b>directly</b> attributable to business capital .....	<b>8</b>
<b>9</b> Liabilities <b>directly</b> attributable to investment capital .....	<b>9</b>

NO HANDWRITTEN ENTRIES ON THIS FORM



**Partner's proportionate part of items related to investment capital under Article 9-A** (for New York)

C corporate partners only)

**Part 1 - Investment capital that generates income claimed not taxable by New York under the U.S. Constitution**

Description of asset (identify each asset, and enter number of shares (if applicable) and date acquired here; for each asset complete columns D through G on the corresponding lines below; enter only directly owned assets in items A through F and Total from additional sheet(s))

For each item listed, in columns A through G, enter the information for the partnership as a **whole**.

Item	A - Description of asset				B - Number of shares acquired, if applicable	C - Date acquired
A						
B						
C						
D						
E						
F						
Item	D Number of shares sold, if applicable	E Date sold	F Average FMV	G Liabilities <b>directly</b> attributable	H Net average FMV	
A						
B						
C						
D						
E						
F						
Total from additional sheet(s) .....						
Total from partnerships .....						
<b>10</b> Total proportionate part of columns F and G (see instructions) .....			<b>10</b>			

**Part 2 - Investment capital - stocks actually held more than one year**

Description of investment (identify each investment, and enter number of shares and date acquired here; for each investment complete columns D through G on the corresponding lines below; enter only directly owned investments in items A through F and Total from additional sheet(s))

For each item listed, in columns A through G, enter the information for the partnership as a **whole**.

Item	A - Name/CUSIP/CINS/lot number				B - Number of shares acquired	C - Date acquired
A						
B						
C						
D						
E						
F						
Item	D Number of shares sold	E Date sold	F Average FMV	G Liabilities <b>directly</b> attributable	H Net average FMV	
A						
B						
C						
D						
E						
F						
Total from additional sheet(s) .....						
Total from partnerships .....						
<b>11</b> Total proportionate part of columns F and G (see instructions) .....			<b>11</b>			

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Part 3 - Investment capital - stocks presumed held more than one year**

Description of investment (identify each investment, and enter number of shares and date acquired here; for each investment complete columns F and G on the corresponding lines below; enter only directly owned investments in items A through F and Total from additional sheet(s))

For each item listed, in columns A through G, enter the information for the partnership as a **whole**.

Item	A - Name/CUSIP/CINS/lot number			B - Number of shares acquired	C - Date acquired		
A							
B							
C							
D							
E							
F							
Item	D Number of shares sold	E Date sold	F Average FMV	G Liabilities <b>directly</b> attributable	H Net average FMV		
A							
B							
C							
D							
E							
F							
Total from additional sheet(s) .....							
Total from partnerships .....							
<b>12</b> Total proportionate part of columns F and G (see instructions) .....			<b>12</b>				

**Part 4 - Total investment capital**

**13** Total average FMV and liabilities **directly** attributable  
(add lines 10, 11, and 12 in columns F and G) ...

**13****Part 5 - Prior year investment capital - stocks that did not meet holding period requirement**

Description of investment (identify each investment, and enter number of shares and date acquired here; for each investment complete columns D through G on the corresponding lines below; enter only directly owned investments in items A through F and Total from additional sheet(s))

For each item listed, in columns A through G, enter the information for the partnership as a **whole**.

Item	A - Name/CUSIP/CINS/lot number			B - Number of shares acquired	C - Date acquired		
A							
B							
C							
D							
E							
F							
Item	D Number of shares sold	E Date sold	F Average FMV as previously reported	G Liabilities <b>directly</b> attributable as previously reported	H Net average FMV		
A							
B							
C							
D							
E							
F							
Total from additional sheet(s) .....							
Total from partnerships .....							
<b>14</b> Total proportionate part of columns F and G (see instructions) .....			<b>14</b>				

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Part 6 - Prior year gross investment income for stocks that did not meet holding period requirement**

- 15 Prior year **presumed** gross investment income from stocks presumed in the prior year to be held more than one year that failed to meet the presumption (*see instructions*) .....

15

**Partner's share of items related to investment and other exempt income under Article 9-A** (for New York

C corporate partners only)

- 16 Gross exempt cross-article dividends .....
- 17 Gross exempt controlled foreign corporation (CFC) income .....
- 18 Gross exempt unitary corporation dividends .....
- 19 Gross investment income from investments generating income not taxable by New York State under the U.S. Constitution .....
- 20 Dividend income from investment capital from stocks **actually** held more than one year .....
- 21 Net capital gains or losses from investment capital from stocks **actually** held more than one year .....
- 22 Dividend income from investment capital from stocks **presumed** held more than one year .....

16

17

18

19

20

21

22

**Partner's share of items related to interest deductions directly attributable to investment and other exempt income under Article 9-A** (for New York C corporate partners only)

- 23 Interest expense per federal Form 1065, line 15 .....
- 24 Interest deductions **directly** attributable to income reported on line 16 .....
- 25 Interest deductions **directly** attributable to income reported on line 17 .....
- 26 Interest deductions **directly** attributable to income reported on line 18 .....
- 27 Interest deductions **directly** attributable to income reported on line 19 .....
- 28 Interest deductions **directly** attributable to income reported on line 20 .....
- 29 Interest deductions **directly** attributable to income reported on line 21 .....
- 30 Interest deductions **directly** attributable to income reported on line 22 .....
- 31 Interest deductions **directly** attributable to **business** capital .....

23

24

25

26

27

28

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31

**Partner's share and proportionate part of items related to subtraction modification for qualified banks**

- 32 Qualified residential loan portfolio assets .....
- 33 Gross interest income from qualifying loans .....
- 33a Gross interest income from all loans .....
- 33b Gross interest expense from all loans .....

32

33

33a

33b

**Partner's share and proportionate part of items related to manufacturing**

- 34 Total receipts from the sale of goods by manufacturing .....
- 35 New York adjusted basis of qualified manufacturing property .....
- 35a Number of employees employed in manufacturing in New York .....

34

35

35a

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Partner's share of New York modifications** *(for New York S corporate partners only)***36** New York State additions

	Number	A - Total amount
36a	EA -	
36b	EA -	
36c	EA -	
36d	EA -	
36e	EA -	
36f	EA -	

**37** Total addition modifications *(total of column A, lines 36a through 36f)* .....**37****38** New York State subtractions

	Number	A - Total amount
38a	ES - 213	10901
38b	ES -	
38c	ES -	
38d	ES -	
38e	ES -	
38f	ES -	

**39** Total subtraction modifications *(total of column A, lines 38a through 38f)* .....**39**

10901

**40** Additions to itemized deductions

	Letter	Amount
40a		
40b		
40c		
40d		
40e		
40f		

**41** Total additions to itemized deductions *(add lines 40a through 40f)* .....**41****42** Subtractions from itemized deductions

	Letter	Amount
42a		
42b		
42c		
42d		
42e		
42f		

**43** Total subtractions from itemized deductions *(add lines 42a through 42f)* .....**43**

NO HANDWRITTEN ENTRIES ON THIS FORM



**Partner's share of income, deductions, etc.** (from federal Form 1065, Schedule K-1)**Partner's distributive share items**

44	Ordinary business income (loss)	44	
45	Net rental real estate income (loss)	45	- 3095
46	Other net rental income (loss)	46	
47	Guaranteed payments	47	
48	Interest income	48	
49	Ordinary dividends	49	
50	Royalties	50	
51	Net short-term capital gain (loss)	51	
52	Net long-term capital gain (loss)	52	
53	Net section 1231 gain (loss)	53	
54	Other income (loss)	54	
Identify:			
55	Section 179 deduction	55	
56	Other deductions	56	
Identify:			
57	Tax-exempt income and nondeductible expenses	57	
58	Distributions - cash and marketable securities	58	3667
59	Distributions - other property	59	
60	Other items not included above that are required to be reported separately to partners	60	474601
Identify:			
SEE STATEMENT			

**Partner's credit information** (see instructions)**Part 1 - Flow-through credit bases and information****Brownfield redevelopment tax credit** (Form CT-611, Form CT-611.1, or Form CT-611.2)

		A - Form CT-611	B - Form CT-611.1	C - Form CT-611.2
61	Site preparation credit component	61		
62	Tangible property credit component	62		
63	On-site groundwater remediation credit component	63		
64	This line intentionally left blank	64		
65	This line intentionally left blank	65		

**QEZE tax reduction credit** (Form CT-604-CP)

66	QEZE employment increase factor	66	
67	QEZE zone allocation factor	67	
68	QEZE benefit period factor	68	

**Excelsior jobs program tax credit** (Form CT-607)

69	Excelsior jobs tax credit component	69	
70	Excelsior investment tax credit component	70	
71	Excelsior research and development tax credit component	71	
72	Excelsior real property tax credit component	72	
72a	Excelsior child care services tax credit component	72a	

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Partner's credit information** (continued)**Farmers' school tax credit** (Form CT-47)

73	Acres of qualified agricultural property .....	73	
74	Acres of qualified conservation property .....	74	
75	Eligible school district property taxes paid .....	75	
76	Acres of qualified agricultural property converted to nonqualified use .....	76	

**Other flow-through credit bases and information**

## Credit bases

Code	Amount	Code	Amount
77a		77d	
77b		77e	
77c		77f	

## Credit information

Code	Information	Code	Information
77g		77j	
77h		77k	
77i		77l	

**Part 2 - Flow-through credits, addbacks, and recaptures**

## 78 Flow-through credits

Code	Amount	Code	Amount
78a		78e	
78b		78f	
78c		78g	
78d		78h	

## 79 Addbacks of credits and recaptures

Code	Amount	Code	Amount
79a		79d	
79b		79e	
79c		79f	

**Part 3 - START-UP NY tax elimination credit information** (Form CT-638)

80	START-UP NY business certificate number (Form DTF-74) .....	80	
81	Year of START-UP NY business tax benefit period .....	81	
82	START-UP NY area allocation factor .....	82	

**Partner's share of apportionment and Metropolitan Commuter Transportation District (MCTD) information****Part 1**

- 1 During the reporting year, did the partnership do business, employ capital, own or lease property, maintain an office, or derive receipts from activity, in New York State? (mark an X in the appropriate box) ..... Yes ☐ No ☒
- 2 During the reporting year, did the partnership do business, employ capital, own or lease property, maintain an office, or derive receipts from activity, in the MCTD? (mark an X in the appropriate box) ..... Yes ☐ No ☒

**Average value of property**

	A - MCTD	B - New York State
3 Real estate owned .....	3	
4 Real estate rented .....	4	
5 Inventories owned .....	5	
6 Tangible personal property owned .....	6	
7 Tangible personal property rented .....	7	

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NO HANDWRITTEN ENTRIES ON THIS FORM

Part 2 Receipts from:		A MCTD	B New York State	C Everywhere
<b>Section 210-A.2</b>				
1 Sales of tangible personal property .....	1			
2 Sales of electricity .....	2			
3 Net gains from sales of real property .....	3			
<b>Section 210-A.3</b>				48852
4 Rentals of real and tangible personal property .....	4			
5 Royalties from patents, copyrights, trademarks, and similar intangible personal property .....	5			
6 Sales of rights for certain closed-circuit and cable TV transmissions of an event .....	6			
<b>Section 210-A.4</b>				
7 Sale, licensing, or granting access to digital products .....	7			
7a Sale, licensing, or granting access to digital products .....	7a			
8 This line intentionally left blank .....	8			
<b>Section 210-A.5(a)(2)(A)</b>				
9 Interest from loans secured by real property .....	9			
10 Net gains from sales of loans secured by real property .....	10			
11 Interest from loans <b>not</b> secured by real property <input type="checkbox"/> .....	11			
12 Net gains from sales of loans <b>not</b> secured by real property <input type="checkbox"/> .....	12			
<b>Section 210-A.5(a)(2)(B)</b> <input type="checkbox"/>				
13 Interest from federal debt .....	13			
14 <input type="checkbox"/>				
15 Interest from NYS and its political subdivisions debt .....	15			
16 Net gains from federal, NYS, and NYS political subdivisions debt .....	16			
17 Interest from other states and their political subdivisions debt .....	17			
18 Net gains from other states and their political subdivisions debt .....	18			
<b>Section 210-A.5(a)(2)(C)</b> <input type="checkbox"/>				
19 Interest from asset-backed securities and other government agency debt .....	19			
20 Net gains from government agency debt or asset-backed securities sold through an exchange .....	20			
21 Net gains from all other asset-backed securities .....	21			
<b>Section 210-A.5(a)(2)(D)</b> <input type="checkbox"/>				
22 Interest from corporate bonds .....	22			
23 Net gains from corporate bonds sold through broker/dealer or licensed exchange .....	23			
24 Net gains from other corporate bonds .....	24			
<b>Section 210-A.5(a)(2)(E)</b>				
25 Net interest from reverse repurchase and securities borrowing agreements .....	25			
<b>Section 210-A.5(a)(2)(F)</b>				
26 Net interest from federal funds .....	26			
<b>Section 210-A.5(a)(2)(I)</b> <input type="checkbox"/>				
27 Net income from sales of physical commodities .....	27			
<b>Section 210-A.5(a)(2)(J)</b> <input type="checkbox"/>				
28 Marked to market net gains .....	28			

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Part 2****Receipts from:**

		<b>A</b> MCTD	<b>B</b> New York State	<b>C</b> Everywhere
<b>Section 210-A.5(a)(2)(H)</b>	<input type="checkbox"/>			
<b>210-A.5(a)(2)(G)</b>	<input type="checkbox"/>			
<b>29</b> Interest from other financial instruments .....	<b>29</b>			
<b>30</b> Net gains from other financial instruments .....	<b>30</b>			
<b>30a</b> Net gains from other financial instruments (broker/dealer/exchange) .....	<b>30a</b>			
<b>30b</b> Other income from other financial instruments .....	<b>30b</b>			
<b>30c</b> Other income from other financial instruments (broker/dealer/exchange) .....	<b>30c</b>			
<b>30d</b> Dividends from stock that is business capital .....	<b>30d</b>			
<b>30e</b> Net gains from sales of stock that is business capital .....	<b>30e</b>			
<b>30f</b> Net gains from sales of partnership interests .....	<b>30f</b>			
<b>Section 210-A.5(b)</b>				
<b>31</b> Brokerage commissions .....	<b>31</b>			
<b>32</b> Margin interest earned on behalf of brokerage accounts .....	<b>32</b>			
<b>33</b> Fees for advisory services for underwriting or management of underwriting .....	<b>33</b>			
<b>34</b> Receipts from primary spread of selling concessions .....	<b>34</b>			
<b>35</b> Receipts from account maintenance fees .....	<b>35</b>			
<b>36</b> Fees for management or advisory services .....	<b>36</b>			
<b>37</b> Interest from an affiliated corporation .....	<b>37</b>			
<b>Section 210-A.5(c)</b>				
<b>38</b> Interest, fees, and penalties from credit cards .....	<b>38</b>			
<b>39</b> Service charges and fees from credit cards .....	<b>39</b>			
<b>40</b> Receipts from merchant discounts .....	<b>40</b>			
<b>41</b> Receipts from credit card authorizations and settlement processing .....	<b>41</b>			
<b>42</b> Other credit card processing receipts .....	<b>42</b>			
<b>Section 210-A.5(d)</b>				
<b>43</b> Receipts from certain services to investment companies .....	<b>43</b>			
<b>44</b> This line intentionally left blank .....	<b>44</b>			
<b>Section 210-A.6</b>				
<b>45</b> Receipts from railroad and trucking business .....	<b>45</b>			
<b>Section 210-A.6-a</b>				
<b>46</b> Receipts from the operation of vessels .....	<b>46</b>			
<b>Section 210-A.7</b>				
<b>47</b> Receipts from air freight forwarding .....	<b>47</b>			
<b>48</b> Receipts from other aviation services .....	<b>48</b>			
<b>Section 210-A.8</b>				
<b>49</b> Advertising in newspapers or periodicals .....	<b>49</b>			
<b>50</b> Advertising on television or radio .....	<b>50</b>			
<b>51</b> Advertising via other means .....	<b>51</b>			
<b>Section 210-A.9</b>				
<b>52</b> Transportation or transmission of gas through pipes .....	<b>52</b>			
<b>Section 210-A.10</b>				
<b>53</b> Receipts from other services/activities not specified .....	<b>53</b>			
<b>53a</b> Receipts from other services/activities not specified .....	<b>53a</b>			

NO HANDWRITTEN ENTRIES ON THIS FORM

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Payroll		A MCTD	B New York State
54	Wages and other compensation of employees except general executive officers	54	
55	Average number of individuals employed full time in New York State <i>(excluding employees with partnership-wide authority)</i>		55

Gross proceeds or receipts from certain sales (for apportionment purposes) <i>(see instructions)</i>		A MCTD	B New York State	C Everywhere
56	Sales of loans secured by real property	56		
57	Sales of loans <b>not</b> secured by real property	57		
58	Sales of other asset-backed securities	58		
59	Sales of corporate bonds	59		
60	Sales of physical commodities	60		

**Marked to market net gain or loss from deemed sales (for apportionment purposes)**

61	Of loans secured by real property	61	
62	Of loans <b>not</b> secured by real property	62	
63	Of federal debt instruments	63	
64	Of New York State and its political subdivisions debt instruments	64	
65	Of other states and their political subdivisions debt instruments	65	
66	Of government agency debt or asset-backed securities (through exchange)	66	
67	Of all other asset-backed securities	67	
68	Of corporate bonds through licensed exchange or broker/dealer	68	
69	Of other corporate bonds	69	
70	Of physical commodities	70	
71	Of other financial instruments of one type	71	

**Items related to repurchase agreements and securities borrowing/lending agreements**

72	Value of reverse repurchase agreements when partnership is purchaser/lender	72	
73	Value of borrowing agreements when partnership is securities borrower	73	
74	Value of repurchase agreements when partnership is seller/borrower	74	
75	Value of lending agreements when partnership is securities lender	75	
76	Interest income from reverse repurchase agreements and securities borrowing agreements	76	
77	Interest expense from repurchase agreements and securities lending agreements	77	

**Partner's share of New York adjustments due to decoupling from the IRC** *(see instructions)*

1	Total of New York additions	1	
2	Total of New York subtractions	2	

NO HANDWRITTEN ENTRIES ON THIS FORM

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NY IT-204-CP      OTHER ITEMS REQUIRED TO BE REPORTED SEPARATELY

DESCRIPTION	AMOUNT FROM FEDERAL SCHEDULE K-1
BUSINESS INTEREST EXPENSE	16,726.
UNRELATED BUSINESS TAXABLE INCOME	-3,095.
SECTION 199A UNADJUSTED BASIS OF ASSETS	464,065.
SECTION 199A RENTAL INCOME/LOSS	-3,095.
TOTAL TO FORM IT-204-CP, PAGE 7, LINE 60	474,601.

2021 Form 502  
Schedule VK-1

Virginia Pass-Through Entity  
Owner's Share of Income and  
Virginia Modifications and Credits



CHECK IF -

☐ Final If SHORT Period Return: Beginning Date \_\_\_\_\_, 2021; Ending Date \_\_\_\_\_  
☐ Amended Return: Enter Reason Code \_\_\_\_\_ ☐ Owner is Participating in a Unified Nonresident Individual Income Tax Return

Owner Information		Pass-Through Entity (PTE) Information	
Name <b>79 DELANCEY REALTY AS C/O MORRIS TEPLER</b>	FEIN or SSN <b>11-3380281</b>	Name <b>OAKS HOLDINGS, LLC</b>	FEIN <b>82-3254530</b>
Address <b>413 PARK AVE.</b>		Address <b>999 WATERSIDE DRIVE, SUI</b>	Taxable Year End Date <b>12/31/21</b>
Address Continued		Address Continued	
City or Town, State, and ZIP Code <b>BROOKLYN, NY 11205</b>		City or Town, State, and ZIP Code <b>NORFOLK, VA 23510</b>	

**Additional Owner Information** (see instructions)

a. Date owner acquired interest in the PTE (MM/DD/YYYY) .....	a. <u>12/21/2017</u>
b. Owner's entity type (Enter code) .....	b. <u>LL</u>
c. Owner's participation type (Enter code) .....	c. <u>LLM</u>
d. Owner's participation percentage (Example: 47.35%) .....	d. <u>3.44 %</u>
e. Amount withheld by PTE for the owner .....	e. <u>0 .00</u>
f. If owner or entity is exempt from withholding, enter an exemption code .....	f. _____

**Distributive or Pro Rata Income and Deductions** (see instructions)

1. Total taxable income amounts .....	1. <u>-3095 .00</u>
2. Total deductions .....	2. <u>.00</u>
3. Tax-exempt interest income .....	3. <u>.00</u>

**Allocation and Apportionment**

4. Income allocated to Virginia (owner's share from PTE's Schedule 502A, Section C, Line 2) .....	4. <u>.00</u>
5. Income allocated outside of Virginia (owner's share from PTE's Schedule 502A, Section C, Line 3(e)) .....	5. <u>.00</u>
6. Apportionable income (owner's share from PTE's Schedule 502A, Section C, Line 4) .....	6. <u>-3095 .00</u>
7. Virginia apportionment percentage (from PTE's Schedule 502A, Section B - percent from Line 1 or Line 2(f), or 100%) .....	7. <u>.000000 %</u>

**Virginia Additions - Owner's Share**

8. Fixed date conformity - depreciation .....	8. <u>.00</u>
9. Fixed date conformity - other .....	9. <u>.00</u>
10. Net income tax or other tax used as a deduction in determining taxable income (see instructions) .....	10. <u>.00</u>
11. Interest on municipal or state obligations other than from Virginia .....	11. <u>.00</u>

12. Other additions (see Form 502 instructions for addition codes.)

Code	Amount	Code	Amount
12a. <input style="width: 40px;" type="text"/>	<u>.00</u>	12b. <input style="width: 40px;" type="text"/>	<u>.00</u>
12c. <input style="width: 40px;" type="text"/>	<u>.00</u>	12d. <input style="width: 40px;" type="text"/>	<u>.00</u>

13. Total Additions (add Lines 8-11 and 12a-12d) ..... 13. .00

**Virginia Subtractions - Owner's Share**

14. Fixed date conformity - depreciation .....	14. <u>10901 .00</u>
15. Fixed date conformity - other .....	15. <u>.00</u>
16. Income from obligations of the United States .....	16. <u>.00</u>

17. Other subtractions (see Form 502 instructions for subtraction codes.)

Certification Number (if applicable)	Code	Amount
17a. <input style="width: 150px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>.00</u>
17b. <input style="width: 150px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>.00</u>
17c. <input style="width: 150px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>.00</u>
17d. <input style="width: 150px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>.00</u>

18. Total Subtractions. (add Lines 14-16 and 17a-17d) ..... 18. 10901 .00

Use **Schedule SVK-1** if you are claiming more additions or subtractions than the Schedule VK-1 allows.

Refer to the Form 502 Instructions for addition and subtraction codes. Check this box and enclose Schedule SVK-1. ☐



**2021 Virginia  
Schedule VK-1**

Page 2

Owner FEIN or SSN **11-3380281**  
PTE FEIN **82-3254530****Virginia Tax Credits**

See the Schedule CR Instructions (individuals) or Schedule 500CR Instructions (corporations).

**Part I - Nonrefundable Credits**

1. State Income Tax Paid (see Form 502 Instructions) .....	.00
2. Neighborhood Assistance Act Tax Credit .....	.00
3. Biodiesel and Green Diesel Fuels Tax Credit .....	.00
4. Recyclable Materials Processing Equipment Tax Credit .....	.00
5. Vehicle Emissions Testing Equipment Tax Credit .....	.00
6. Major Business Facility Job Tax Credit .....	.00
7. Waste Motor Oil Burning Equipment Tax Credit .....	.00
8. Riparian Forest Buffer Protection for Waterways Tax Credit .....	.00
9. Virginia Coal Employment and Production Incentive Tax Credit .....	.00
10. Enter the amount of Virginia Coal Employment and Production Incentive Tax Credit assigned to another party .....	.00
11. Virginia Coal Employment and Production Incentive Tax Credit available for use by owner (Subtract Line 10 from Line 9) .....	.00
12. Historic Rehabilitation Tax Credit .....	.00
13. Land Preservation Tax Credit .....	.00
14. Qualified Equity and Subordinated Debt Investments Tax Credit .....	.00
15. Communities of Opportunity Tax Credit .....	.00
16. Green Jobs Creation Tax Credit .....	.00
17. Farm Wineries and Vineyards Tax Credit .....	.00
18. International Trade Facility Tax Credit .....	.00
19. Port Volume Increase Tax Credit .....	.00
20. Barge and Rail Usage Tax Credit .....	.00
21. Livable Home Tax Credit .....	.00

22. Research and Development Expenses Tax Credit (Use this line if the taxpayer does not qualify for a refundable credit.) .....	.00
23. Education Improvement Scholarships Tax Credit .....	.00
24. Major Research and Development Expenses Tax Credit .....	.00
25. Food Crop Donation Tax Credit .....	.00
26. Worker Training Tax Credit .....	.00
27. Virginia Housing Opportunity Tax Credit .....	.00

**Part II - Total Nonrefundable Credits**

1. <b>Total Nonrefundable Credits.</b> Add Part I, Lines 1-8 and 11-27 .....	.00
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**Part III - Refundable Credits**

1. Agricultural Best Management Practices Tax Credit .....	.00
2. 100% Coalfield Employment Enhancement Tax Credit from 2021 Form 306B, Line 1(b) .....	.00
3. Full Credit: Enter amount from 2021 Form 306B, Line 13 .....	.00
4. 85% Credit: Enter amount from 2021 Form 306B, Line 15 .....	.00
5. Total Coalfield Employment Enhancement Tax Credit allowable this year (Add Lines 3 and 4) .....	.00
6. 2021 Coalfield Employment Enhancement Tax Credit earned to be used when completing your 2024 return. Enter amount from your 2021 Form 306, Line 11 .....	.00
7. Motion Picture Production Tax Credit .....	.00
8. Research and Development Expenses Tax Credit .....	.00
9. Conservation Tillage and Precision Agricultural Equipment Tax Credit .....	.00

**Part IV - Total Refundable Credits**

1. <b>Total Refundable Credits.</b> (Add Part III, Lines 1, 5, and 7-9) .....	.00
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**NOTICE:** You received this Schedule VK-1 because the above-named PTE earned income from Virginia sources and has passed through to you a portion of that Virginia source income based on your ownership of the PTE. A copy of this schedule has been filed with the Department. Everyone who receives Virginia source income is subject to taxation by Virginia regardless of state of residency or domicile. You may be required to file a Virginia tax return even though you may be a nonresident individual or a business domiciled outside of Virginia. To determine if you are required to file a Virginia income tax return, consult a tax professional. Information and forms may be obtained at [www.tax.virginia.gov](http://www.tax.virginia.gov), or by calling the Department at (804) 367-8031 (individuals) or (804) 367-8037 (businesses).



DURING THE YEAR THE PARTNERSHIP DID NOT CONDUCT BUSINESS NOR  
DERIVE INCOME FROM VA. IF YOU ARE NOT A RESIDENT OF THIS  
STATE YOU MAY NOT BE REQUIRED TO FILE A RETURN IN THIS  
JURISDICTION SOLELY BASED OFF OF THE INFORMATION OF THE  
PARTNERSHIP.

NONE OF THE MODIFICATIONS ON YOUR VA K-1 ARE FROM VA  
SOURCES. ALL INCOME/(LOSS) DERIVED FROM THIS PARTNERSHIP IS  
FROM ILLINOIS SOURCES.