



May 27, 2022

Quest Trust Co FBO Rekha R Ayinaparthi IRA#3415611

17171 Park Row  
STE 100  
Houston, TX 77084

Dear Quest Trust Co FBO Rekha R Ayinaparthi IRA#3415611

Enclosed is your 2021 Schedule K-1 (Form 1065), Partner's Share of Income, Credits, Deductions, etc., which has been filed with the 2021 Form 1065 U.S. Return of Partnership Income of 1510 Nunneley LLC.

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

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

Sincerely,

Swimelar CPA, PC  
8668 John Hickman Parkway, Suite 301  
Frisco, TX 75034  
(214)728-3731

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

For calendar year 2021, or tax year

beginning      /      / 2021 ending      /      /     **Partner's Share of Income, Deductions, Credits, etc.**

▶ See back of form and separate instructions.

**Part I Information About the Partnership****A** Partnership's employer identification number  
\*\*-\*\*\*1636**B** Partnership's name, address, city, state, and ZIP code  
1510 Nunneley LLC  
1162 Pedernales Trl  
Irving, TX 75063**C** IRS center where partnership filed return ▶ Ogden, UT**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.)  
\*\*-\*\*\*5085**F** Name, address, city, state, and ZIP code for partner entered in E. See instructions.  
Quest Trust Co FBO Rekha R Ayinaparthi IRA#3415611  
17171 Park Row STE 100  
Houston TX 77084**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? Nominee-IRA**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ▶ ☒**J** Partner's share of profit, loss, and capital (see instructions):**Beginning****Ending**

Profit	4.00000 %	4.00000 %
Loss	4.00000 %	4.00000 %
Capital	4.00000 %	4.00000 %

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

Nonrecourse	\$	\$
Qualified nonrecourse financing	\$ 99,400.	\$ 99,400.
Recourse	\$ 11,347.	\$ 13,203.

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

<b>Beginning capital account</b>	\$ 35,937.
Capital contributed during the year	\$
Current year net income (loss)	\$ -2,392.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$ ( 1,875. )
<b>Ending capital account</b>	\$ 31,670.

**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)
<b>2</b>	Net rental real estate income (loss) -3,272.		
<b>3</b>	Other net rental income (loss)	<b>15</b>	Credits
<b>4a</b>	Guaranteed payments for services		
<b>4b</b>	Guaranteed payments for capital	<b>16</b>	Schedule K-3 is attached if checked <input type="checkbox"/>
<b>4c</b>	Total guaranteed payments	<b>17</b>	Alternative minimum tax (AMT) items A 0.
<b>5</b>	Interest income		
<b>6a</b>	Ordinary dividends		
<b>6b</b>	Qualified dividends	<b>18</b>	Tax-exempt income and nondeductible expenses
<b>6c</b>	Dividend equivalents	B	880.
<b>7</b>	Royalties		
<b>8</b>	Net short-term capital gain (loss)		
<b>9a</b>	Net long-term capital gain (loss)	<b>19</b>	Distributions A 1,875.
<b>9b</b>	Collectibles (28%) gain (loss)		
<b>9c</b>	Unrecaptured section 1250 gain	<b>20</b>	Other information N * STMT 8,643.
<b>10</b>	Net section 1231 gain (loss)	V	23,364.
<b>11</b>	Other income (loss)	AH * STMT	
<b>12</b>	Section 179 deduction	Z * STMT	
<b>13</b>	Other deductions	<b>21</b>	Foreign taxes paid or accrued

**22** ☐ More than one activity for at-risk purposes\***23** ☐ More than one activity for passive activity purposes\*

\*See attached statement for additional information.

For IRS Use Only

Additional information from your Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Quest Trust Co FBO Rekha R Ayinaparthi IRA#3415611 )

**Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Quest Trust Co FBO Rekha R Ayinaparthi IRA#3415611 )**

**Supplemental Information**

**Continuation Statement**

Description	Amount
Box 20, Code N:	
Business interest expense detail	
-Included in ord business income (line 1)	
-Included in rental income (line 2)	8,643.
Box 20, Code AH:	
Member Portion UBTI Income-Unrelated Debt Financed Expenses	26,590.
Box 20, Code AH:	
Additional UBTI Information (member portion):	
Rental Income	27,419.
Rental Deductions	26,400.
Straight-Line Depreciation	4,804.
Average Acquisition Debt	99,400.
Average Adjusted Basis	116,653.
Unrelated Business Taxable Income amounts showing on the K-1 box 20 Code V and Code AH apply only to membership interest held by retirement plans and IRA's and may need to be reported on Form 990-T.	
Do not report these items if your membership interest in this entity is not held by a retirement plan or IRA.	

**Schedule K-1: Partner's Share of Income, Deductions, Credits, etc. (Quest Trust Co FBO Rekha R Ayinaparthi IRA#3415611 )**

**Form 8825 Rental Inc/Loss Details for Reporting Purposes**

**Continuation Statement**

Description	Amount
Lincoln Heights	
Property type: 2 Multi-Family Res	-3,272.
<b>Total</b>	-3,272.

**Statement A—QBI Pass-through Entity Reporting**

<b>Partnership's name:</b> 1510 Nunneley LLC		<b>Partnership's EIN:</b> **-***1636	
<b>Partner's name:</b> Quest Trust Co FBO Rekha R Ayinaparthi IRA#3415611		<b>Partner's identifying no:</b> **-***5085	
<b>Partner's share of:</b>		Lincoln Heights	
		<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB
<b>QBI or qualified PTP items subject to partner-specific determinations:</b>			
	Ordinary business income (loss) . . . . .		
	Rental income (loss) . . . . .	-3,272.	
	Royalty income (loss) . . . . .		
	Section 1231 gain (loss) . . . . .		
	Other income (loss) . . . . .		
	Section 179 deduction . . . . .		
	Other deductions . . . . .		
<b>W-2 wages</b> . . . . .		3,833.	
<b>UBIA of qualified property</b> . . . . .		112,892.	
<b>Section 199A dividends</b> . . . . .			

**Statement A—QBI Pass-through Entity Reporting**

<b>Partnership's name:</b>		<b>Partnership's EIN:</b>	
<b>Partner's name:</b>		<b>Partner's identifying no:</b>	
<b>Partner's share of:</b>			
		<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB
<b>QBI or qualified PTP items subject to partner-specific determinations:</b>			
	Ordinary business income (loss) . . . . .		
	Rental income (loss) . . . . .		
	Royalty income (loss) . . . . .		
	Section 1231 gain (loss) . . . . .		
	Other income (loss) . . . . .		
	Section 179 deduction . . . . .		
	Other deductions . . . . .		
<b>W-2 wages</b> . . . . .			
<b>UBIA of qualified property</b> . . . . .			
<b>Section 199A dividends</b> . . . . .			