

Form **1040**

Department of the Treasury—Internal Revenue Service

**U.S. Individual Income Tax Return** **2009**

(99) IRS Use Only—Do not write or staple in this space.

**Label**

(See instructions on page 14.) Use the IRS label. Otherwise, please print or type.

Presidential

Election Campaign

For the year Jan. 1–Dec. 31, 2009, or other tax year beginning

ending

OMB No. 1545-0074

Your first name

M.I.

Last name

Suffix

AKSHAI

K

RUNCHAL

If a joint return, spouse's first name

M.I.

Last name

Suffix

CHANCHAL

RUNCHAL

Home address (number and street). If you have a P.O. box, see page 14.

Apt. no.

1931 STRADELLA RD

City, town or post office, state, and ZIP code. If you have a foreign address, see page 14.

LOS ANGELES

CA

90077-2320

Your social security number

553-39-5912

Spouse's social security number

573-41-5200

You must enter your SSN(s) above

Checking a box below will not change your tax or refund.

☐ You ☐ Spouse1 ☐ Single**Filing Status**2 ☒ Married filing jointly (even if only one had income)3 ☐ Married filing separately. Enter spouse's SSN above and full name here.4 ☐ Head of household (with qualifying person). (See page 15.) If the qualifying person is a child but not your dependent, enter this child's name here.

Check only one box.

First name Last name

5 ☐ Qualifying widow(er) with dependent child (see page 16)**Exemptions**6a ☒ Yourself. If someone can claim you as a dependent, do not check box 6ab ☒ Spouse

c Dependents:

(1) First name

Last name

(2) Dependent's social security number

(3) Dependent's relationship to you

(4) ☒ If qualifying child for child tax credit (see page 17)

Boxes checked on 6a and 6b

2

No. of children on 6c who:

• lived with you

0

• did not live with you due to divorce or separation (see page 18)

0

Dependents on 6c not entered above

0

Add numbers on lines above

2

d Total number of exemptions claimed

If more than four dependents, see page 17 and check here ☐**Income**

Attach Form(s) W-2 here. Also attach Forms W-2G and 1099-R if tax was withheld.

If you did not get a W-2, see page 22.

Enclose, but do not attach, any payment. Also, please use Form 1040-V.

7 Wages, salaries, tips, etc. Attach Form(s) W-2

8a Taxable interest. Attach Schedule B if required

b Tax-exempt interest. Do not include on line 8a

8b

9a Ordinary dividends. Attach Schedule B if required

b Qualified dividends (see page 22)

9b

10 Taxable refunds, credits, or offsets of state and local income taxes (see page 23)

11 Alimony received

12 Business income or (loss). Attach Schedule C or C-EZ

13 Capital gain or (loss). Attach Schedule D if required. If not required, check here ☐

14 Other gains or (losses). Attach Form 4797

15a IRA distributions

15a

b Taxable amount (see page 24)

16a Pensions and annuities

16a

b Taxable amount (see page 25)

17 Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E

18 Farm income or (loss). Attach Schedule F

19 Unemployment compensation in excess of \$2,400 per recipient (see page 27)

20a Social security benefits

20a

b Taxable amount (see page 27)

21 Other income. List type and amount (see page 29)

22 Add the amounts in the far right column for lines 7 through 21. This is your total income

7

8a

8b

9a

9b

10

11

12

13

14

15a

15b

16a

16b

17

18

19

20a

20b

21

22

23

24

25

26

27

28

29

30

31a

31b

32

33

34

35

36

37

2,695

5,370

-3,000

216,780

0

221,845

**Adjusted Gross Income**

23 Educator expenses (see page 29)

24 Certain business expenses of reservists, performing artists, and fee-basis government officials. Attach Form 2106 or 2106-EZ

25 Health savings account deduction. Attach Form 8889

26 Moving expenses. Attach Form 3903

27 One-half of self-employment tax. Attach Schedule SE

28 Self-employed SEP, SIMPLE, and qualified plans

29 Self-employed health insurance deduction (see page 30)

30 Penalty on early withdrawal of savings

31a Alimony paid b Recipient's SSN

32 IRA deduction (see page 31)

33 Student loan interest deduction (see page 34)

34 Tuition and fees deduction. Attach Form 8917

35 Domestic production activities deduction. Attach Form 8903

36 Add lines 23 through 31a and 32 through 35

37 Subtract line 36 from line 22. This is your adjusted gross income

For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see page 97.

(H1A)

Form **1040** (2009)



Form 1040 (2009)

AKSHAI K and CHANCHAL RUNCHAL

553-39-5912

Page 2

**Tax and Credits**

**Standard Deduction for—**

- People who check any box on line 39a, 39b, or 40b or who can be claimed as a dependent, see page 33.
- All others:
  - Single or Married filing separately, \$5,700
  - Married filing jointly or Qualifying widow(er), \$11,400
  - Head of household, \$8,350

38	Amount from line 37 (adjusted gross income).	38	221,845
39a	Check <input checked="" type="checkbox"/> You were born before January 2, 1945, <input type="checkbox"/> Blind. <input type="checkbox"/> Spouse was born before January 2, 1945, <input type="checkbox"/> Blind. Total boxes checked <input type="checkbox"/> 39a 1		
b	If your spouse itemizes on a separate return or you were a dual-status alien, see page 35 and check here. <input type="checkbox"/> 39b		
40a	Itemized deductions (from Schedule A) or your standard deduction (see left margin)	40a	58,100
b	If you are increasing your standard deduction by certain real estate taxes, new motor vehicle taxes, or a net disaster loss, attach Schedule L and check here (see page 35). <input type="checkbox"/> 40b		
41	Subtract line 40a from line 38	41	163,745
42	Exemptions. If line 38 is \$125,100 or less and you did not provide housing to a Midwestern displaced individual, multiply \$3,650 by the number on line 6d. Otherwise, see page 37.	42	7,300
43	Taxable income. Subtract line 42 from line 41. If line 42 is more than line 41, enter -0-	43	156,445
44	Tax (see page 37). Check if any tax is from: a <input type="checkbox"/> Form(s) 8814 b <input type="checkbox"/> Form 4972	44	32,068
45	Alternative minimum tax (see page 40). Attach Form 6251	45	
46	Add lines 44 and 45	46	32,068
47	Foreign tax credit. Attach Form 1116 if required	47	
48	Credit for child and dependent care expenses. Attach Form 2441	48	
49	Education credits from Form 8863, line 29	49	
50	Retirement savings contributions credit. Attach Form 8880	50	
51	Child tax credit (see page 42)	51	
52	Credits from Form: a <input type="checkbox"/> 8396 b <input type="checkbox"/> 8839 c <input type="checkbox"/> 5695	52	
53	Other credits from Form: a <input type="checkbox"/> 3810 b <input type="checkbox"/> 8801 c <input type="checkbox"/>	53	
54	Add lines 47 through 53. These are your total credits	54	
55	Subtract line 54 from line 46. If line 54 is more than line 46, enter -0-	55	32,068

**Other Taxes**

56	Self-employment tax. Attach Schedule SE	56	
57	Unreported social security and Medicare tax from Form: a <input type="checkbox"/> 4137 b <input type="checkbox"/> 8919	57	
58	Additional tax on IRAs, other qualified retirement plans, etc. Attach Form 5329 if required	58	
59	Additional taxes: a <input type="checkbox"/> AEIC pay credits b <input type="checkbox"/> Household employment taxes. Attach Schedule H	59	
60	Add lines 56 through 59. This is your total tax	60	32,068

**Payments**

If you have a qualifying child, attach Schedule EIC.

61	Federal income tax withheld from Forms W-2 and 1099	61	
62	2009 estimated tax payments and amount applied from 2008 return	62	
63	Making work pay and government retiree credits. Attach Schedule M	63	
64a	Earned income credit (EIC)	64a	
b	Nontaxable combat pay election <input type="checkbox"/> 64b		
65	Additional child tax credit. Attach Form 8812	65	
66	Refundable education credit from Form 8863, line 16	66	
67	First-time homebuyer credit. Attach Form 5405	67	
68	Amount paid with request for extension to file (see page 72)	68	
69	Excess social security and tier 1 RRTA tax withheld (see page 72)	69	
70	Credits from Form: a <input type="checkbox"/> 2439 b <input type="checkbox"/> 4136 c <input type="checkbox"/> 8801 d <input type="checkbox"/> 8885	70	
71	Add lines 61, 62, 63, 64a, and 65 through 70. These are your total payments	71	0

**Refund**

Direct deposit? See page 73 and fill in 73b, 73c, and 73d, or Form 8888.

72	If line 71 is more than line 60, subtract line 60 from line 71. This is the amount you overpaid	72	
73a	Amount of line 72 you want refunded to you. If Form 8888 is attached, check here. <input type="checkbox"/>	73a	
b	Routing number <input type="checkbox"/> c Type: <input type="checkbox"/> Checking <input type="checkbox"/> Savings		
d	Account number <input type="checkbox"/>		
74	Amount of line 72 you want applied to your 2010 estimated tax	74	

**Amount****You Owe**

75	Amount you owe. Subtract line 71 from line 60. For details on how to pay, see page 74	75	32,068
76	Estimated tax penalty (see page 74)	76	

**Third Party Designee**

Do you want to allow another person to discuss this return with the IRS (see page 75)? ☐ Yes. Complete the following. ☐ No

Designee's name	Phone no.	Personal identification number (PIN)

**Sign Here**

Joint return? See page 15. Keep a copy for your records.

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Your signature	Date	Your occupation	Daytime phone number
		ENGINEER	
Spouse's signature. If a joint return, both must sign.	Date	Spouse's occupation	
		INVESTMENTS	

**Paid****Preparer's Use Only**

Preparer's signature	Date	Check if self-employed <input checked="" type="checkbox"/>	Preparer's SSN or PTIN
	7/7/2010		552-26-6885
Firm's name (or yours if self-employed), address, and ZIP code	EIN	Phone no.	ZIP code
ROBERT JOHNSTON PROF CORP CPA 3636 LONG BEACH BLVD LONG BEACH	95-3780750	(562) 492-9866	90807-4006
State	CA		



**SCHEDULE A**  
**(Form 1040)****Itemized Deductions**

OMB No. 1545-0074

**2009**Attachment  
Sequence No. **07**Department of the Treasury  
Internal Revenue Service (99)

▶ Attach to Form 1040.

▶ See instructions for Schedule A (Form 1040).

Name(s) shown on Form 1040

AKSHAI K and CHANCHAL RUNCAL

Your social security number  
553-39-5912

<b>Medical and Dental Expenses</b>		<b>Caution.</b> Do not include expenses reimbursed or paid by others.			
1	Medical and dental expenses (see page A-1)	1			
2	Enter amount from Form 1040, line 38	2	221,845		
3	Multiply line 2 by 7.5% (.075)	3	16,638		
4	Subtract line 3 from line 1. If line 3 is more than line 1, enter -0-	4			0
<b>Taxes You Paid</b>					
5 State and local (check only one box):		5	3,526		
a <input type="checkbox"/> Income taxes, or					
b <input checked="" type="checkbox"/> General sales taxes					
6	Real estate taxes (see page A-5)	6	16,670		
7	New motor vehicle taxes from line 11 of the worksheet on back. Skip this line if you checked box 5b.	7			
8	Other taxes. List type and amount ▶	8	550		
9	Add lines 5 through 8	9			20,746
<b>Interest You Paid</b>					
10	Home mortgage interest and points reported to you on Form 1098	10	36,329		
11	Home mortgage interest not reported to you on Form 1098. If paid to the person from whom you bought the home, see page A-7 and show that person's name, identifying no., and address ▶	11			
Name _____					
Address _____					
TIN _____		12			
12	Points not reported to you on Form 1098. See page A-7 for special rules	12			
13	Qualified mortgage insurance premiums (see page A-7)	13			
14	Investment interest. Attach Form 4952 if required. (See page A-8.)	14			
15	Add lines 10 through 14	15			36,329
<b>Gifts to Charity</b>					
16	Gifts by cash or check. If you made any gift of \$250 or more, see page A-8	16	1,250		
17	Other than by cash or check. If any gift of \$250 or more, see page A-8. You must attach Form 8283 if over \$500	17	325		
18	Carryover from prior year	18			
19	Add lines 16 through 18	19			1,575
<b>Casualty and Theft Losses</b>					
20	Casualty or theft loss(es). Attach Form 4684. (See page A-10.)	20			
<b>Job Expenses and Certain Miscellaneous Deductions</b>					
21	Unreimbursed employee expenses—job travel, union dues, job education, etc. Attach Form 2106 or 2106-EZ if required. (See page A-10.) ▶	21			
22	Tax preparation fees	22			
23	Other expenses—investment, safe deposit box, etc. List type and amount ▶	23			
24	Add lines 21 through 23	24	0		
25	Enter amount from Form 1040, line 38	25	221,845		
26	Multiply line 25 by 2% (.02)	26	4,437		
27	Subtract line 26 from line 24. If line 26 is more than line 24, enter -0-	27			0
<b>Other Miscellaneous Deductions</b>					
28	Other—from list on page A-11. List type and amount ▶	28			
<b>Total Itemized Deductions</b>					
29	Is Form 1040, line 38, over \$166,800 (over \$83,400 if married filing separately)? <input type="checkbox"/> No. Your deduction is not limited. Add the amounts in the far right column for lines 4 through 28. Also, enter this amount on Form 1040, line 40a. <input checked="" type="checkbox"/> Yes. Your deduction may be limited. See page A-11 for the amount to enter.	29			58,100
30	If you elect to itemize deductions even though they are less than your standard deduction, check here <input type="checkbox"/>				



**SCHEDULE B**  
(Form 1040A or 1040)**Interest and Ordinary Dividends**

OMB No. 1545-0074

**2009**Attachment  
Sequence No. **08**Department of the Treasury  
Internal Revenue Service (99)

▶ Attach to Form 1040A or 1040.

▶ See instructions on back.

Name(s) shown on return

AKSHAI K and CHANCHAL RUNCHAL

Your social security number

553-39-5912

**Part I**  
**Interest**(See instructions  
on back and the  
instructions for  
Form 1040A, or  
Form 1040,  
line 8a.)**Note.** If you  
received a Form  
1099-INT, Form  
1099-OID, or  
substitute  
statement from  
a brokerage firm,  
list the firm's  
name as the  
payer and enter  
the total interest  
shown on that  
form.

- 1 List name of payer. If any interest is from a seller-financed mortgage and the buyer used the property as a personal residence, see instructions on back and list this interest first. Also, show that buyer's social security number and address ▶

BANK OF AMERICA  
MB FINANCIAL BANK  
ING DIRECT  
MD LIVE OAK PROPERTIES LLC  
MD LIVE OAK PROPERTIES LLC**Amount**

2,165

255

187

44

44

- 2 Add the amounts on line 1
- 
- 3 Excludable interest on series EE and I U.S. savings bonds issued after 1989. Attach Form 8815
- 
- 4 Subtract line 3 from line 2. Enter the result here and on Form 1040A, or Form 1040, line 8a. ▶

2,695

2,695

**Note.** If line 4 is over \$1,500, you must complete Part III.**Part II**  
**Ordinary Dividends**(See instructions  
on back and the  
instructions for  
Form 1040A, or  
Form 1040,  
line 9a.)**Note.** If you  
received a Form  
1099-DIV or  
substitute  
statement from  
a brokerage firm,  
list the firm's  
name as the  
payer and enter  
the ordinary  
dividends shown  
on that form.

- 5 List name of payer ▶

**Amount**

- 6 Add the amounts on line 5. Enter the total here and on Form 1040A, or Form 1040, line 9a. ▶

0

**Note.** If line 6 is over \$1,500, you must complete Part III.**Part III**  
**Foreign Accounts and Trusts**(See  
instructions on  
back)

You must complete this part if you (a) had over \$1,500 of taxable interest or ordinary dividends; (b) had a foreign account; or (c) received a distribution from, or were a grantor of, or a transferor to, a foreign trust.

- 7 a At any time during 2009, did you have an interest in or a signature or other authority over a financial account in a foreign country, such as a bank account, securities account, or other financial account? See instructions on back for exceptions and filing requirements for Form TD F 90-22.1

- b If "Yes," enter the name of the foreign country ▶

- 8 During 2009, did you receive a distribution from, or were you the grantor of, or transferor to, a foreign trust? If "Yes," you may have to file Form 3520. See instructions on back

**Yes No**☐ ☐☐ ☐







**Part III Summary**

<b>16</b>	Combine lines 7 and 15 and enter the result . . . . .	<b>16</b>	-12,734
If line 16 is: • <b>A gain</b> , enter the amount from line 16 on Form 1040, line 13, or Form 1040NR, line 14. Then go to line 17 below. • <b>A loss</b> , skip lines 17 through 20 below. Then go to line 21. Also be sure to complete line 22. • <b>Zero</b> , skip lines 17 through 21 below and enter -0- on Form 1040, line 13, or Form 1040NR, line 14. Then go to line 22.			
<b>17</b>	Are lines 15 and 16 <b>both</b> gains? <input type="checkbox"/> <b>Yes</b> . Go to line 18. <input type="checkbox"/> <b>No</b> . Skip lines 18 through 21, and go to line 22.		
<b>18</b>	Enter the amount, if any, from line 7 of the <b>28% Rate Gain Worksheet</b> on page D-8 of the instructions . . . . . ▶	<b>18</b>	
<b>19</b>	Enter the amount, if any, from line 18 of the <b>Unrecaptured Section 1250 Gain Worksheet</b> on page D-9 of the instructions . . . . . ▶	<b>19</b>	
<b>20</b>	Are lines 18 and 19 <b>both</b> zero or blank? <input type="checkbox"/> <b>Yes</b> . Complete Form 1040 through line 43, or Form 1040NR through line 40. Then complete the <b>Qualified Dividends and Capital Gain Tax Worksheet</b> on page 39 of the Instructions for Form 1040 (or in the Instructions for Form 1040NR). <b>Do not</b> complete lines 21 and 22 below. <input type="checkbox"/> <b>No</b> . Complete Form 1040 through line 43, or Form 1040NR through line 40. Then complete the <b>Schedule D Tax Worksheet</b> on page D-10 of the instructions. <b>Do not</b> complete lines 21 and 22 below.		
<b>21</b>	If line 16 is a loss, enter here and on Form 1040, line 13, or Form 1040NR, line 14, the <b>smaller</b> of: • The loss on line 16 or • (\$3,000), or if married filing separately, (\$1,500) } . . . . .	<b>21</b>	( 3,000)
<b>Note.</b> When figuring which amount is smaller, treat both amounts as positive numbers.			
<b>22</b>	Do you have qualified dividends on Form 1040, line 9b, or Form 1040NR, line 10b? <input type="checkbox"/> <b>Yes</b> . Complete Form 1040 through line 43, or Form 1040NR through line 40. Then complete the <b>Qualified Dividends and Capital Gain Tax Worksheet</b> on page 39 of the Instructions for Form 1040 (or in the Instructions for Form 1040NR). <input checked="" type="checkbox"/> <b>No</b> . Complete the rest of Form 1040 or Form 1040NR.		



**SCHEDULE E**  
**(Form 1040)**Department of the Treasury  
Internal Revenue Service (99)**Supplemental Income and Loss**(From rental real estate, royalties, partnerships,  
S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

**2009**Attachment  
Sequence No. **13**

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ See instructions for Schedule E (Form 1040).

Name(s) shown on return

AKSHAI K and CHANCHAL RUNCHAL

Your social security number

553-39-5912

**Part I Income or Loss From Rental Real Estate and Royalties** Note. If you are in the business of renting personal property, use Schedule C or C-EZ (see page E-3). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

1	List the type and address of each rental real estate property:	2	For each rental real estate property listed on line 1, did you or your family use it during the tax year for personal purposes for more than the greater of:	Yes	No
A	5 UNITS 2470 OCEAN PARK BLVD, SANTA MONICA, CA		• 14 days or	A	X
B	RESIDENCE 3106 INGLEWOOD BLVD, LOS ANGELES, CA		• 10% of the total days rented at fair rental value?	B	X
C	RESIDENCE-75% OWNERSHIP 3817 MINERVA AVE, LOS ANGELES, CA		(See page E-3)	C	X

Income:		Properties			Totals	
		A	B	C	(Add columns A, B, and C.)	
3	Rents received	3 56,320	45,500	26,350	3	328,935
4	Royalties received	4			4	0
<b>Expenses:</b>						
5	Advertising	5				
6	Auto and travel (see page E-4)	6				
7	Cleaning and maintenance	7 336				
8	Commissions	8				
9	Insurance	9 1,391	852	557		
10	Legal and other professional fees	10				
11	Management fees	11				
12	Mortgage interest paid to banks, etc. (see page E-5)	12 2,493	9,556		12	46,639
13	Other interest	13				
14	Repairs	14 1,905	1,498			
15	Supplies	15				
16	Taxes	16 5,338	4,756	5,327		
17	Utilities	17 2,064		213		
18	Other (list) ▶ GARDENING/LANDSCAPING	18 650		960		
19	Add lines 5 through 18	19 14,177	16,662	7,057	19	138,096
20	Depreciation expense or depletion (see page E-5)	20	6,145	3,106	20	13,791
21	Total expenses. Add lines 19 and 20	21 14,177	22,807	10,163		
22	Income or (loss) from rental real estate or royalty properties. Subtract line 21 from line 3 (rents) or line 4 (royalties). If the result is a (loss), see page E-5 to find out if you must file Form 6198	22 42,143	22,693	16,187		
23	Deductible rental real estate loss. Caution. Your rental real estate loss on line 22 may be limited. See page E-5 to find out if you must file Form 8582. Real estate professionals must complete line 43 on page 2	23				
24	Income. Add positive amounts shown on line 22. Do not include any losses	24			24	191,233
25	Losses. Add royalty losses from line 22 and rental real estate losses from line 23. Enter total losses here	25			25	( 14,185 )
26	Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26			26	177,048

For Paperwork Reduction Act Notice, see page E-8 of the instructions.  
(HTA)

Schedule E (Form 1040) 2009



**SCHEDULE E**  
**(Form 1040)****Supplemental Income and Loss**(From rental real estate, royalties, partnerships,  
S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

**2009**Attachment  
Sequence No. **13**Department of the Treasury  
Internal Revenue Service (99)

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ See instructions for Schedule E (Form 1040).

Name(s) shown on return

AKSHAI K and CHANCHAL RUNCHAL

Your social security number

553-39-5912

**Part I Income or Loss From Rental Real Estate and Royalties** Note. If you are in the business of renting personal property, use Schedule C or C-EZ (see page E-3). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

1	List the type and address of each rental real estate property:	2	For each rental real estate property listed on line 1, did you or your family use it during the tax year for personal purposes for more than the greater of:	Yes	No
D	RESIDENCE 12029 CLOVER AVE, LOS ANGELES, CA	<input type="checkbox"/> 14 days or <input type="checkbox"/> 10% of the total days rented at fair rental value?	D		X
E	10 UNITS 2408 OCEAN PARK BLVD, SANTA MONICA, CA		E		X
F	RESIDENCE 4416 KATHERINE AVE, SHERMAN OAKS, CA	(See page E-3)	F		X

Income:		Properties			Totals	
		D	E	F	ON FIRST SCHEDULE	
3	Rents received	35,400	135,625	29,740	3	0
4	Royalties received				4	0
<b>Expenses:</b>						
5	Advertising		875			
6	Auto and travel (see page E-4)		196			
7	Cleaning and maintenance		6,050	1,100		
8	Commissions					
9	Insurance	652	5,170	750		
10	Legal and other professional fees		3,005			
11	Management fees					
12	Mortgage interest paid to banks, etc. (see page E-5)		3,815	30,775	12	0
13	Other interest					
14	Repairs	2,148	15,970	465		
15	Supplies		1,100			
16	Taxes	1,800	8,584	6,295		
17	Utilities		5,990			
18	Other (list) ▶ GARDENING/LANDSCAPING		5,460			
19	Add lines 5 through 18	4,600	56,215	39,385	19	0
20	Depreciation expense or depletion (see page E-5)			4,540	20	0
21	Total expenses. Add lines 19 and 20	4,600	56,215	43,925		
22	Income or (loss) from rental real estate or royalty properties. Subtract line 21 from line 3 (rents) or line 4 (royalties). If the result is a (loss), see page E-5 to find out if you must file Form 6198	30,800	79,410	-14,185	22	
23	Deductible rental real estate loss. Caution. Your rental real estate loss on line 22 may be limited. See page E-5 to find out if you must file Form 8582. Real estate professionals must complete line 43 on page 2			14,185	23	
24	Income. Add positive amounts shown on line 22. Do not include any losses				24	0
25	Losses. Add royalty losses from line 22 and rental real estate losses from line 23. Enter total losses here				25	0
26	Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2				26	0

For Paperwork Reduction Act Notice, see page E-8 of the instructions.

Schedule E (Form 1040) 2009

(NTA)



Schedule E (Form 1040) 2009

Attachment Sequence No. 13

Page 2

Name(s) shown on return. Do not enter name and social security number if shown on other side.

AKSHAI K and CHANCHAL RUNCHAL

Your social security number

553-39-5912

**Caution.** The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.**Part II Income or Loss From Partnerships and S Corporations** Note. If you report a loss from an at-risk activity for which any amount is not at risk, you must check the box in column (e) on line 28 and attach Form 6198. See page E-1.

- 27 Are you reporting any loss not allowed in a prior year due to the at-risk or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 5852), or unreimbursed partnership expenses? ☐ Yes ☒ No  
If you answered "Yes," see page E-7 before completing this section.

28	(a) Name	(b) Enter P for partnership; S for S corporation	(c) Check if foreign partnership	(d) Employer identification number	(e) Check if any amount is not at risk
A	MD LIVE OAK PROPERTIES LLC	P	<input type="checkbox"/>	26-0429153	<input type="checkbox"/>
B	MD LIVE OAK PROPERTIES LLC	P	<input type="checkbox"/>	26-0429153	<input type="checkbox"/>
C			<input type="checkbox"/>		<input type="checkbox"/>
D			<input type="checkbox"/>		<input type="checkbox"/>

Passive Income and Loss			Nonpassive Income and Loss		
(f) Passive loss allowed (attach Form 8582 if required)	(g) Passive income from Schedule K-1	(h) Nonpassive loss from Schedule K-1	(i) Section 179 expense deduction from Form 4562	(j) Nonpassive income from Schedule K-1	
A	19,866				
B	19,866				
C					
D					
29 a Totals	39,732				
b Totals					
30 Add columns (g) and (j) of line 29a			30	39,732	
31 Add columns (f), (h), and (i) of line 29b			31	( )	
32 Total partnership and S corporation income or (loss). Combine lines 30 and 31. Enter the result here and include in the total on line 41 below			32	39,732	

**Part III Income or Loss From Estates and Trusts**

33	(a) Name	(b) Employer identification number
A		
B		

Passive Income and Loss			Nonpassive Income and Loss		
(c) Passive deduction or loss allowed (attach Form 8582 if required)	(d) Passive income from Schedule K-1	(e) Deduction or loss from Schedule K-1	(f) Other income from Schedule K-1		
A					
B					
34 a Totals					
b Totals					
35 Add columns (d) and (f) of line 34a			35		
36 Add columns (c) and (e) of line 34b			36	( )	
37 Total estate and trust income or (loss). Combine lines 35 and 36. Enter the result here and include in the total on line 41 below			37	0	

**Part IV Income or Loss From Real Estate Mortgage Investment Conduits (REMICs)—Residual Holder**

38	(a) Name	(b) Employer identification number	(c) Excess inclusion from Schedules Q, line 2c (see page E-8)	(d) Taxable income (net loss) from Schedules Q, line 1b	(e) Income from Schedules Q, line 3b
39 Combine columns (d) and (e) only. Enter the result here and include in the total on line 41 below				39	0

**Part V Summary**

40 Net farm rental income or (loss) from Form 4835. Also, complete line 42 below	40	
41 Total income or (loss). Combine lines 26, 32, 37, 39, and 40. Enter the result here and on Form 1040, line 17, or Form 1040NR, line 18	41	216,760
42 Reconciliation of farming and fishing income. Enter your gross farming and fishing income reported on Form 4835, line 7; Schedule K-1 (Form 1065), box 14, code B; Schedule K-1 (Form 1120S), box 17, code U; and Schedule K-1 (Form 1041), line 14, code F (see page E-8)	42	
43 Reconciliation for real estate professionals. If you were a real estate professional (see page E-2), enter the net income or (loss) you reported anywhere on Form 1040 or Form 1040NR from all rental real estate activities in which you materially participated under the passive activity loss rules	43	



Form **4562**

# Depreciation and Amortization

(Including Information on Listed Property)

Department of the Treasury  
Internal Revenue Service

(99)

▶ See separate instructions.

▶ Attach to your tax return.

OMB No. 1545-0172

**2009**

Attachment

Sequence No. **67**

Name(s) shown on return

AKSHAI K RUNCHAL

Business or activity to which this form relates

Sch E: 02 - RESIDENCE

Identifying number

553-39-5912

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

1	Maximum amount. See the instructions for a higher limit for certain businesses	1	250,000
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	800,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	0
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	250,000
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	0
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	0
10	Carryover of disallowed deduction from line 13 of your 2008 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions)	11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11	12	0
13	Carryover of disallowed deduction to 2010. Add lines 9 and 10, less line 12	13	0

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

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

**Part III MACRS Depreciation (Do not include listed property.) (See instructions.)****Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2009	17	6,145
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here		

**Section B - Assets Placed in Service During 2009 Tax Year Using the General Depreciation System**

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19 a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
i Nonresidential real property			27.5 yrs.	MM	S/L	
			39 yrs.	MM	S/L	

**Section C - Assets Placed in Service During 2009 Tax Year Using the Alternative Depreciation System**

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

**Part IV Summary (See instructions.)**

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions	22	6,145
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

Form 4562 (2009)

(HTA)



Form **4562**

# **Depreciation and Amortization** (Including Information on Listed Property)

OMB No. 1545-0172

**2009**

Attachment

Sequence No. **67**Department of the Treasury  
Internal Revenue Service (99)

▶ See separate instructions.

▶ Attach to your tax return.

Name(s) shown on return  
AKSHAI K RUNCHALBusiness or activity to which this form relates  
Sch E: 03 - RESIDENCE-75% OWNERSHIPIdentifying number  
553-39-5912**Part I Election To Expense Certain Property Under Section 179***Note: If you have any listed property, complete Part V before you complete Part I.*

1	Maximum amount. See the instructions for a higher limit for certain businesses	1	250,000
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	800,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	0
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	250,000
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	0
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	0
10	Carryover of disallowed deduction from line 13 of your 2008 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions)	11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11	12	0
13	Carryover of disallowed deduction to 2010. Add lines 9 and 10, less line 12	13	0

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

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

**Part III MACRS Depreciation (Do not include listed property.) (See instructions.)****Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2009	17	3,106
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here		

**Section B - Assets Placed in Service During 2009 Tax Year Using the General Depreciation System**

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19 a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
i Nonresidential real property			27.5 yrs.	MM	S/L	
			39 yrs.	MM	S/L	
				MM	S/L	

**Section C - Assets Placed in Service During 2009 Tax Year Using the Alternative Depreciation System**

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

**Part IV Summary (See instructions.)**

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions	22	3,106
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

Form 4562 (2009)

(HTA)



Form **6251****Alternative Minimum Tax—Individuals**Department of the Treasury  
Internal Revenue Service (99)

▶ See separate instructions.

▶ Attach to Form 1040 or Form 1040NR.

OMB No. 1545-0074

**2009**Attachment  
Sequence No. **32**

Name(s) shown on Form 1040 or Form 1040NR

AKSHAI K and CHANCHAL RUNCHAL

Your social security number

553-39-5912

**Part I Alternative Minimum Taxable Income** (See instructions for how to complete each line.)

1	If filing Schedule A (Form 1040), enter the amount from Form 1040, line 41 (minus any amount on Form 8914, line 6), and go to line 2. Otherwise, enter the amount from Form 1040, line 38 (minus any amount on Form 8914, line 6), and go to line 7. (If less than zero, enter as a negative amount.)	1	163,745
2	Medical and dental. Enter the <b>smaller</b> of Schedule A (Form 1040), line 4, or 2.5% (.025) of Form 1040, line 38. If zero or less, enter -0-	2	0
3	Taxes from Schedule A (Form 1040), lines 5, 6, and 8	3	20,746
4	Enter the home mortgage interest adjustment, if any, from line 6 of the worksheet on page 2 of the instructions.	4	
5	Miscellaneous deductions from Schedule A (Form 1040), line 27	5	
6	If Form 1040, line 38, is over \$166,800 (over \$83,400 if married filing separately), enter the amount from line 11 of the <b>Itemized Deductions Worksheet</b> on page A-11 of the instructions for Schedule A (Form 1040).	6	( 550 )
7	If filing Schedule L (Form 1040A or 1040), enter as a negative amount the sum of lines 6 and 20 from that schedule.	7	( )
8	Tax refund from Form 1040, line 10 or line 21	8	( 5,370 )
9	Investment interest expense (difference between regular tax and AMT)	9	
10	Depletion (difference between regular tax and AMT)	10	
11	Net operating loss deduction from Form 1040, line 21. Enter as a positive amount.	11	
12	Alternative tax net operating loss deduction	12	( )
13	Interest from specified private activity bonds exempt from the regular tax	13	
14	Qualified small business stock (7% of gain excluded under section 1202)	14	
15	Exercise of incentive stock options (excess of AMT income over regular tax income)	15	
16	Estates and trusts (amount from Schedule K-1 (Form 1041), box 12, code A)	16	
17	Electing large partnerships (amount from Schedule K-1 (Form 1065-B), box 6)	17	
18	Disposition of property (difference between AMT and regular tax gain or loss)	18	
19	Depreciation on assets placed in service after 1986 (difference between regular tax and AMT)	19	
20	Passive activities (difference between AMT and regular tax income or loss)	20	
21	Loss limitations (difference between AMT and regular tax income or loss)	21	
22	Circulation costs (difference between regular tax and AMT)	22	
23	Long-term contracts (difference between AMT and regular tax income)	23	
24	Mining costs (difference between regular tax and AMT)	24	
25	Research and experimental costs (difference between regular tax and AMT)	25	
26	Income from certain installment sales before January 1, 1987	26	( )
27	Intangible drilling costs preference	27	
28	Other adjustments, including income-based related adjustments	28	
29	<b>Alternative minimum taxable income.</b> Combine lines 1 through 28. (If married filing separately and line 29 is more than \$216,900, see page 8 of the instructions.)	29	178,571

**Part II Alternative Minimum Tax (AMT)**

30	Exemption. (If you were under age 24 at the end of 2009, see page 8 of the instructions.) IF your filing status is ... AND line 29 is not over ... THEN enter on line 30 ... Single or head of household ... \$112,500 ... \$46,700 Married filing jointly or qualifying widow(er) ... 150,000 ... 70,950 Married filing separately ... 75,000 ... 35,475 If line 29 is <b>over</b> the amount shown above for your filing status, see page 8 of the instructions.	30	63,807
31	Subtract line 30 from line 29. If more than zero, go to line 32. If zero or less, enter -0- here and on lines 34 and 35 and skip the rest of Part II.	31	114,764
32	• If you are filing Form 2555 or 2555-EZ, see page 9 of the instructions for the amount to enter. • If you reported capital gain distributions directly on Form 1040, line 13; you reported qualified dividends on Form 1040, line 9b; or you had a gain on both lines 15 and 16 of Schedule D (Form 1040) (as refigured for the AMT, if necessary), complete Part III on the back and enter the amount from line 55 here. • All others: If line 31 is \$175,000 or less (\$87,500 or less if married filing separately), multiply line 31 by 26% (.26). Otherwise, multiply line 31 by 28% (.28) and subtract \$3,300 (\$1,750 if married filing separately) from the result.	32	29,839
33	Alternative minimum tax foreign tax credit (see page 9 of the instructions)	33	
34	Tentative minimum tax. Subtract line 33 from line 32	34	29,839
35	Tax from Form 1040, line 44 (minus any tax from Form 4972 and any foreign tax credit from Form 1040, line 47). If you used Schedule J to figure your tax, the amount from line 44 of Form 1040 must be refigured without using Schedule J (see page 11 of the instructions).	35	32,068
36	<b>AMT.</b> Subtract line 35 from line 34. If zero or less, enter -0-. Enter here and on Form 1040, line 45.	36	0



**Line 18 (Sch E page 1 (1040)) - Other Expense Summary for 01**

1		1	0
2	GARDENING/LANDSCAPING	2	650
3	Total	3	650

**Line 18 (Sch E page 1 (1040)) - Other Expense Summary for 03**

1	GARDENING/LANDSCAPING	1	960
2	Total	2	960

**Line 18 (Sch E page 1 (1040)) - Other Expense Summary for 05**

1	GARDENING/LANDSCAPING	1	5,460
2	Total	2	5,460

**Worksheet 1 (8582) - For Lines 1a, 1b and 1c**

Total for lines 1a, 1b and 1c.	230,965	14,185	0		
Name of activity	Current year		Prior years	Overall gain or loss	
	(a) Net income (line 1a)	(b) Net loss (line 1b)	(c) Unallowed loss (line 1c)	(d) Gain	(e) Loss
1 K-1 (1065): MD LIVE OAK P	19,866	0	0	19,866	
2 K-1 (1065): MD LIVE OAK P	19,866	0	0	19,866	
3 Sch E: 5 UNITS	42,143	0	0	42,143	
4 Sch E: RESIDENCE	22,693	0	0	22,693	
5 Sch E: RESIDENCE-75% O	16,187	0	0	16,187	
6 Sch E: RESIDENCE	30,300	0	0	30,800	
7 Sch E: 10 UNITS	79,410	0	0	79,410	
8 Sch E: RESIDENCE	0	14,185	0		14,185



**Line 6 (Sch A (1040)) - Real Estate Taxes**

1a	Principal residence	1a	16,670
Less:			
b	Allocation from form(e) 8829 and Sch F (1040)	1b	0
c	Subtract line b from line 1a.	1c	16,670
2	Real estate taxes from Schedule E properties	2	0
3	Other real estate (not held for investment):		
a		3a	
b		3b	
c		3c	
d		3d	
e		3e	
Total other real estate (not held for investment)		3	0
4	Real estate held for investment:		
a		4a	
b		4b	
c		4c	
d		4d	
e		4e	
Total other real estate held for investment		4	0
5	Total real estate taxes	5	16,670



**Line 10 (Sch A (1040)) - Home Mortgage Interest and Points on Form 1098**

		NOT used to buy, build, or improve a qualified residence	USED for investment assets	Not Home Office	Total Mortgage Interest	Fully Deductible Points
1	Lender's Name					
a	WELLS FARGO BANK				1a 36,329	1a
b					1b	1b
c					1c	1c
d					1d	1d
e					1e	1e
f					1f	1f
g					1g	1g
h					1h	1h
i	Mortgage interest from Schedule E				1i 0	1i
j	Interest difference not reported above. Explain:				1j	1j
Total of line 1						1 36,329

**Qualified Loan Limit - Part I**

2	Enter the average balance of all your grandfathered debt. See instructions.	2	
3	Enter the average balance of all your home acquisitions debt. See instructions.	3	
4	Enter \$1,000,000 (\$500,000 if married filing separately)	4	1,000,000
5	Enter the LARGER of the amounts on line 2 or the amount on line 4	5	1,000,000
6	Add the amounts on lines 2 and 3. Enter the total here	6	0
7	Enter the SMALLER of the amount on line 5 or the amount on line 6	7	0
8	Enter \$100,000 (\$50,000 if married filing separately). See instructions for a limit that may apply	8	100,000
9	Add the amounts on lines 7 and 8. Enter the total. This is your qualified loan limit	9	100,000

**Deductible Home Mortgage Interest - Part II**

10	Enter the total of the average balances of all mortgages on all qualified homes. See instructions. If line 9 is less than line 10, Go on to line 11. If line 9 is equal to or more than line 10, go to line 13. All of your interest on all the mortgages included on line 10 is deductible as home mortgage interest on Schedule A (Form 1040)	10	
11	Enter the total amount of interest that you paid. See instructions	11	0
12	Divide the amount on line 9 by the amount on line 10. Enter as a decimal (rounded to 3 places)	12	0.000
13	Multiply the amount on line 11 by the decimal amount on line 12. If you skipped lines 11 & 12, enter amount from line 1. This is your DEDUCTIBLE HOME MORTGAGE INTEREST	13	36,329
a	Deductible home mortgage for line 10	a	36,329
b	Deductible home mortgage interest for line 11	b	0
14	Reductions in amounts deductible on Schedule A		
a	Subtract the amount on line 13a from the amount on line 1.	a	0
	This is NOT home mortgage interest. See instructions.	b	0
b	Form 8396 allocation.	c	0
c	Form(s) 8829 and Sch F (1040) allocation (Home Office)	d	
d			
Total of Lines 14b - 14d		14	0
15	Subtract line 14 from line 13a. Enter the result on line 10, Schedule A	15	36,329