Continue to the Timeser	Form <b>1065</b>			For		Return of Partner		•		OMB No. 1545-0123
Type   RONTAL   B   Process process services   Purpose   RONTAL   B   Process process care services   Purpose   RONTAL   B   Process process care services   Purpose   RONTAL				FOL	-	ending	, 20 .	,		2021
RENTAL   B   Princing product or service   LAND   C   Bases south number   South Name   South	Internal R	evenue	Service	•	Go to www.irs	.gov/Form1065 for instruction	ns and the latest informa	ation.		
B Princed ground or service   LAND   1800 6 SKY PARK CIRCLE, SUITE 200   5/31/2016   5/3	A Princ	cipal bu	siness activity						D Em	ployer identification no.
LAND   C asserted consumer   Print   18006 SKY PARK CIRCLE, SUITE 200   5/31/2016   F Total assess code member   Signature					MTTT 17TTT	A MUC ID				
Signature   Print   IRVINE, CA 92614   Fortal return   S753/2018   Fortal seeds tool return		cipal pro	oduct or service		18006 SKY	A MAC, LP / PARK CIRCLE, SU	ITE 200			
\$ 7,258,2:  G Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return H. Check accounting method: (1) (2) Accrual (3) Other (specify)*  I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year *  J Check if Schedules C and M-3 are attached.  K Check if partnership: (1) Aggregated activities for section 465 at risk purposes (2) Impaid activities for seation 469 assive activity pur Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.  1 1a Gross receipts or sales.  1 a 1a 1 Consort receipts or sales.  1 b Returns and allowances.  1 c Balance. Subtract line 1b from line 1a.  1 c Cost of goods sold (attach Form 1125-A).  2 c Cost of goods sold (attach Form 1125-A).  3 Gross profits. Subtract line 1b from line 1a.  4 c Continue (loss) (subtract Schedule F Grom 1040).  5 Net gain (loss) from Form 4797, Part III, line 17 (attach Form 4797).  6 Net gain (loss) from Form 4797, Part III, line 17 (attach Form 4797).  8 Total income (loss). Combine lines 3 through 7.  8 Total income (loss). Combine lines 3 through 7.  8 Total income (loss).  1 1 Repairs and maintenance.  1 1 2 E and debts.  1 2 Total deductions, Add the amounts shown in the far right column for lines 9 through 20.  2 2 Total deductions, Add the amounts shown in the far right column for lines 9 through 20.  2 2 Total deductions, Add the amounts shown in the far right column for lines 9 through 20.  2 2 Total balance due, Add lines 23 through 26.  2 2 Total balance due, Add lines 23 through 26.  2 3 Payment (see instructions).  2 4 Total balance due, Add lines 23 through 26.  2 5 Total balance due, Add lines 23 through 26.  2										
Check applicable boxes: (1)   Initial return (2)   Final return (3)   Mane change (4)   Address change (5)   Amended return H Check accounting method: (1)   Qisah (2)   Accrual (3)   Other (specify) +	C Busii	ness co	de number						F lota	al assets (see instructions)
H Check accounting method: (1)	5311	90							\$	7,258,232.
Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year	<b>G</b> Che	eck ap	plicable boxes	s: <b>(1)</b>	Initial return	(2) Final return (3)	Name change (4)	Address change	(5)	Amended return
J Check if Schedules C and M-3 are attached K Check if partnership: (1) Aggregated activities for section 465 at-risk purposes (2) grouped activities for section 468 passive activity pur Caution. Include only trade or busness income and expenses on lines 1a through 22 below. See the instructions for more information.    1 a Gross receipts or sales	<b>H</b> Che	eck ac	counting meth	nod: <b>(1)</b>	Cash	(2) Accrual (3)	Other (specify)			
K Check if partnership: (1)  Agregated activities for section 465 at-risk purposes (2)  Grouped activities for section 489 passive activity pur Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.    1										3
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May the IRS discuss this return with the preparer shown below?   Signature of partner or limited liability company member   Date   Date   Check   if   PTIN		l								nowledge and belief, it is
Here    Signature of partner or limited liability company member   Date	Sian		true, correct, a knowledge.	nd complete. D	eclaration of prepar	er (other than partner or limited lial	oility company member) is base	ed on all information		
Signature of partner or limited liability company member  Print/Type preparer's name  Preparer's signature  Jeff Fisher  Jeff Fisher  Firm's name  INVESTMENT  PROPERTY GROUP  Firm's EIN  See Histractions. X Yes  Date  Check if PTIN  self-employed  Firm's EIN	Here						<b>k</b>		with the pr	eparer shown below?
Paid Preparer  Jeff Fisher  Jeff Fisher  Jeff Fisher  Firm's name  Firm's name  Firm's name  Firm's EIN			Signature	of partner or li	nited liability compa	any member	Date		JUG 111511U	Yes No
Preparer Firm's name ► INVESTMENT PROPERTY GROUP Firm's EIN ►			Print/Type pre	parer's name		Preparer's signature	Date	Check	if	PTIN
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Han Only   Firm's address > 18006 Sky Park Circle Sto 200	Prepa		-				0	Firm's EIN ►		
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Sche	dule B O	ther Information										
1 W	hat type of en	tity is filing this return?	Check the applicable bo	ox:							Yes	No
а	=	eneral partnership	<b>b</b> X Domestic limit		·							
С	=	nited liability company	<del></del>	ited lia	ability partnership							
е	Foreign part	•	fOther ►									
<b>a</b> Die org the	ganization, or a e partnership?	e tax year: r domestic corporation, pa iny foreign government ow For rules of constructive o More of the Partnership	n, directly or indirectly, a wnership, see instruction	n inte s. If "\	rest of 50% or more Yes," attach Schedu	e in the	e profit. loss	. or capital o	f S			X
pa	artnership? For	l or estate own, directly or rules of constructive owne More of the Partnership	rship, see instructions. If	"Yes.	" attach Schedule E	3-1, In	formation on	Partners			Х	
<b>a</b> Ov to	wn directly 20% vote of any for	e tax year, did the partnoor or more, or own, directly eign or domestic corporations.	or indirectly, 50% or mor on? For rules of construc	e of th	ne total voting powe wnership, see instru	er of al	I classes of s	stock entitled omplete (i)	l 			X
(i) Name of Corporation			(ii) Employe Identification Number (if ar	n		ountry of poration	,	<b>v)</b> Perd Owne √oting	ed in $\check{\ }$			
in	any foreign or	nterest of 20% or more, or domestic partnership (incl ctive ownership, see ins	luding an entity treated as	s a pa	rtnership) or in the	benefi	cial interest	of a trust? F	or			X
		(i) Name of Entity			(ii) Employer Identification lumber (if any)	(ii	<b>i)</b> Type of Entity	(iv) Count Organiza		Per	Maxim rcenta ed in F or Ca	ige Profit,
4.5		1: 1: 6 116										
		ership satisfy <b>all four</b> of the total receipts for the t			000					i	Yes	No
		's total assets at the en										
fc	or the partners	•	,									V
lf		is not filing and is not r nership is not required to dule K-1.										X
<b>5</b> Is	this partnersh	nip a publicly traded part	tnership, as defined in	sectio	n 469(k)(2)?							Х
6 D	uring the tax yeduce the princ	rear, did the partnership cipal amount of the debt	have any debt that was ?	s cand	celed, was forgive	n, or l	nad the term	ns modified	so as t	to 		X
aı	ny reportable t	ship filed, or is it required transaction?	· · · · · · · · · · · · · · · · · · ·									Х
a in A	financial acconstructions for ccounts (FBAR)	ng calendar year 2021, did ount in a foreign country exceptions and filing red o. If "Yes," enter the name	(such as a bank accour quirements for FinCEN of of the foreign country.	nt, sed Form ►	curities account, o 114, Report of Fo	r othe reign l	er financial a Bank and Fi	account)? S inancial	ee			Х
fo Ti	oreign trust? If rusts and Rece	ng the tax year, did the pa "Yes," the partnership r eipt of Certain Foreign G	may have to file Form 3 afts. See instructions	520, <i>A</i>	Annual Return To	Repor	t Transactio	ons With For				X
S	ee instructions	ip making, or had it pre- for details regarding a sec	ction 754 election.									X
	•	ship make for this tax ye ring the computation and	•	-								Х

Form	n 1065 (2021)	1) MILL VILLA MHC, LP		P	age 3		
	nedule B	Other Information (continued)	-				
c	built-in loss (a	dership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d)) at showing the computation and allocation of the basis adjustment. See instructions	? If "Yes," attach	Yes	No X		
11	Check this bo exchange or o	box if, during the current or prior tax year, the partnership distributed any property received in a lik or contributed such property to another entity (other than disregarded entities wholly owned by the p throughout the tax year)	e-kind				
12		during the tax year, did the partnership distribute to any partner a tenancy-in-common or other un ship property?			Х		
13		ership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign DEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. ctions	visregarded				
14		artnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's of Section 1446 Withholding Tax, filed for this partnership. ▶	Information		Х		
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return							
	-	ake any payments in 2021 that would require you to file Form(s) 1099? See instructions id you or will you file required Form(s) 1099?		X			
	Enter the nu	number of Forms 5471, Information Return of U.S. Persons With Respect To Certain Foreign of this return.	n Corporations,	Λ			
18	Enter the nu	number of partners that are foreign governments under section 892.► ()					
		partnership's tax year, did the partnership make any payments that would require it to file	Forms 1042 and 1042-S				
	under chapte	oter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?			Χ		
20	· · · · · · · · · · · · · · · · · · ·	artnership a specified domestic entity required to file Form 8938 for the tax year? See the Ir			X		
21	Is the partne	nership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?			Χ		
22		tax year, did the partnership pay or accrue any interest or royalty for which one or more partners a					
	deduction un	under section 267A? See instructions			X		
		nter the total amount of the disallowed deductions					
23	•	rtnership have an election under section 163(j) for any real property trade or business or an ng the tax year? See instructions	-		X		
2/1		partnership satisfy one or more of the following? See instructions.					
	•	ership owns a pass-through entity with current, or prior year carryover, excess business inte			X		
		ership's aggregate average annual gross receipts (determined under section 448(c)) for the	· ·				
		he current tax year are more than \$26 million and the partnership has business interest.					
C		ership is a tax shelter (see instructions) and the partnership has business interest expense.					
25		any, complete and attach Form 8990.			37		
25		nership attaching Form 8996 to certify as a Qualified Opportunity Fund?			X		
26		number of foreign partners subject to section 864(c)(8) as a result of transferring all or a po	ertion of an				
20		the partnership or of receiving a distribution from the partnership	Thom or an				
	Complete Sch	Schedule K-3 (Form 1065), Part XIII, for each foreign partner subject to section 864(c)(8) on a trans	sfer or distribution.				
27	-	e during the tax year, were there any transfers between the partnership and its partners sul	•				
		requirements of Regulations section 1.707-8?			Χ		
28	of your partner ers held more Percentage:	mber 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties connership, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and	50% (for example, the partnby value. See instructions.		37		
20		: By Vote By Va nership electing out of the centralized partnership audit regime under section 6221(b)? See			X		
25	•	ne partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2			Λ		
			,				
	If "No," comp	nplete Designation of Partnership Representative below.					
		Partnership Representative (see instructions)					
	r below the in of PR ►	information for the partnership representative (PR) for the tax year covered by this return.					
ivalile	OI I I						
U.S. a	ddress of PR	18006 SKY PARK CIRCLE, SUITE 200 IRVINE, CA 92614 U.S. phone number of PR	(949) 440-230	00			
If the F	PR is an entity, na	name of the designated individual for the PR					

U.S. phone number of designated individual 18006 Sky Park Circle, Suite 200 U.S. address of designated individual (949) 440-2300 Irvine, CA 92614

Form 1065	5 (2021) MILL VILLA MHC, LP		Page 4
Schedu	le K Partners' Distributive Share Items		Total amount
	1 Ordinary business income (loss) (page 1, line 22).	1	
	2 Net rental real estate income (loss) (attach Form 8825)	2	170,183.
	3 a Other gross rental income (loss)		,
	<b>b</b> Expenses from other rental activities (attach stmt)		
	c Other net rental income (loss). Subtract line 3b from line 3a.	3с	
	4 Guaranteed payments: a Services 4a b Capital 4b		
Income	c Total. Add lines 4a and 4b.	4 c	
	5 Interest income.	5	
(Loss)	6 Dividends and dividend equivalents: a Ordinary dividends	6a	
		- Ou	
		_	
	7 Royalties.	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065)).	8	
	9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9 a	
	<b>b</b> Collectibles (28%) gain (loss)	_	
	c Unrecaptured section 1250 gain (attach statement)		
	10 Net section 1231 gain (loss) (attach Form 4797)	10	
	11 Other income (loss) (see instructions) Type ►	11	
Deduc- tions	12 Section 179 deduction (attach Form 4562).	12	
	13a Contributions.	13a	
	<b>b</b> Investment interest expense.	13b	
	c Section 59(e)(2) expenditures: (1) Type ► (2) Amount ►	13c(2)	
	c Section 59(e)(2) expenditures: (1) Type ► (2) Amount ► d Other deductions (see instructions) Type ► See Statement 1	13d	24,834.
Self-	14 a Net earnings (loss) from self-employment	14a	•
Employ-	<b>b</b> Gross farming or fishing income	14b	
ment	c Gross nonfarm income	14c	
	15 a Low-income housing credit (section 42(j)(5)).	15a	
	<b>b</b> Low-income housing credit (other)	15b	
O !!!	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
Credits	d Other rental real actate gradite (see instructions). Type	15d	
	e Other rental credits (see instructions) Type	15e	
	f Other credits (see instructions)	15f	
-	16 Attach Schedule K-2 (Form 1065), Partners' Distributive Share Items-International, and check		
International Transactions	this box to indicate that you are reporting items of international tax relevance		
Transactions			
	17a Post-1986 depreciation adjustment	17a	
	<b>b</b> Adjusted gain or loss	17b	
Alternative	c Depletion (other than oil and gas).	17c	
Minimum Tax (AMT)	<b>d</b> Oil, gas, and geothermal properties – gross income	17d	
Items	e Oil, gas, and geothermal properties — deductions.	17e	
	f Other AMT items (attach stmt).	17f	
		18a	
	18a Tax-exempt interest income See Statement 2	18b	
	c Nondeductible expenses	18c	
Other	19 a Distributions of cash and marketable securities	19a	105,996.
Infor-	<b>b</b> Distributions of other property	19b	,
mation	20 a Investment income	20a	
	<b>b</b> Investment expenses	20b	
	c Other items and amounts (attach stmt)  See Statement 3		
	1		

**BAA** PTPA0134 10/04/21 Form **1065** (2021)

21

21 Total foreign taxes paid or accrued .....

Ana	IIYSIS OT N	et income (Loss)							
1	Net income	(loss). Combine Sch	edule K, line	s 1 throu	gh 11. From	n the re	esult, subtract the su	m of 	145,349.
2	Analysis by partner type:	(i) Corporate	(ii) Indiv (activ	idual	(iii) Indi	vidual	(iv) Partnership		(vi) Nominee/Other
а	General partners								
b	Limited partners		72	,675.					72,674.
Sch	nedule L	Balance Sheets p			Beginn	ing of	tax year	End of	tax year
		Assets			(a)		(b)	(c)	(d)
1	Cash						402,773.		3,753.
2 a	Trade notes	s and accounts receiv	able						
		ance for bad debts							
3									
4		nment obligations							
_		t securities					400.000		415 556
6		assets (attach stmt) S					429,020.		415,556.
		ers (or persons related to persons related to persons real estate loans.				_			
		ents (attach stmt)				_			
		nd other depreciable		5	,853,97	a –		6,931,958.	
	-	nulated depreciation.			,338,25		4,515,728.	1,553,029.	5,378,929.
		assets		_	7550725		1,010,720.	1,000,023.	3/3/0/323.
b	Less accun	nulated depletion							
11	Land (net o	of any amortization).					1,438,479.		1,438,479.
12 a	Intangible a	assets (amortizable o	nly)		29,62	7.		29,627.	
b	Less accum	nulated amortization.			3,88	0.	25,747.	8,112.	21,515.
		ts (attach stmt)							
14		S					6,811,747.		7,258,232.
		abilities and Capital							
		ayable							
16		tes, bonds payable in less t				_	4 600		641 000
17		liabilities (attach stmt) Ṣ				_	4,693.		641,288.
		urse loans				_			
		rtners (or persons related t				_	11 500 510		11 550 055
		tes, bonds payable in 1 yea				<u> </u>	11,788,740.		11,559,277.
		s (attach stmt)							
21		apital accounts				_	-4,981,686.		-4,942,333.
		ties and capital		41			6,811,747.	· - ·	7,258,232.
Scr	ieaule IVI-	Reconciliation	of Income	e (Loss) av he re	) per Boo	ks W	<b>ith Income (Loss</b> Schedule M-3. Se	) per Return	
1	Net income	(loss) per books		_			Income recorded on t		
2		luded on Schedule K,		<u></u>	45,349.	<b>6</b> i	included on Schedule	K, lines 1 through	
_	2, 3c, 5, 6a	, 7, 8, 9a, 10, and 11	, not				11 (itemize):	_	
	recorded or	n books this year (iter	mize):			a	Tax-exempt interest \$		
_			,+-			<b>7</b> [	Deductions included on Sch	edule K, lines 1 through	
3 4		yments (other than health i rded on books this year not				1	13d, and 21, not charged ag	painst book income this	
4	on Schedule K	, lines 1 through 13d, and 2	21			) a [	year (itemize):		
_	(itemize):	ė				aı	pepreciation $\varphi$		
a h	Travel and	\$							
L	entertainment	\$				8 /			
						_		Net Income (Loss), line 1).	
		through 4		1	45,349.		Subtract line 8 from line 5.		145,349.
Sch		2 Analysis of Pa							
1		beginning of year		-4,9	81,686.	<b>6</b> [		1	105,996.
2	Capital con	tributed: a Cash						perty	
_		<b>b</b> Property.				7 (	Other decreases (itemize):		
3		(loss) (see instruction	ons)	1	45,349.				
4	Other increase	s (Itemize):							105 000
E	Add lines 1	through 4		4 0	26 227			tract line 8 from line 5	105,996.
5 BA		unough 4		-4,8	36,337. PTPA013			ruact IIIIE o IIUIII IIIIE 3	-4, 942, 333. Form <b>1065</b> (2021)
DAA	٠				I IFAULS	- 10/04	761		TUIIII <b>1003</b> (2021)

#### **SCHEDULE B-1** (Form 1065)

(Rev. August 2019) Department of the Treasury Internal Revenue Service

MILL VILLA MHC, LP

2009 through 2017))

# Information on Partners Owning 50% or More of the Partnership Attach to Form 1065.

OMB No. 1545-0123

Name of partnership

Part I

► Go to www.irs.gov/Form1065 for the latest information.

Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2a (Question 3a for

Employer identification number (EIN)

Complete columns (i) through (v) below for any foreign or domestic co trust, tax-exempt organization, or any foreign government that ov capital of the partnership (see instructions).	rporation, partnership ovns, directly or indirect	(including any entity ctly, an interest of !	treated as a partners 50% or more in the	hip), profit, loss, or
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
Part II Individuals or Estates Owning 50% or Mo (Question 3b for 2009 through 2017))	ore of the Partner	<b>ship</b> (Form 106	5, Schedule B, (	Question 2b
Complete columns (i) through (iv) below for any individual or estate th loss, or capital of the partnership (see instructions).	at owns, directly or ind	irectly, an interest of	50% or more in the p	orofit,
(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizer	nship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
		United State	es	50.000

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

Schedule B-1 (Form 1065) (Rev. 8-2019)

	nedule K-1	2021	F	inal K-	1 An	nended K-1	OMB No. 1545-0123
	rm 1065) rtment of the Treasury nal Revenue Service Foi		Pa	rt III			ent Year Income,
Inter	nal Revenue Service Foi	calendar year 2021, or tax year		lo 1:	Deductions, C		
	eginning / / 2021 ending	1 1	1	Ordina	ry business income (loss	s) <b>14</b>	Self-employment earnings (loss)
	tner's Share of Income, Deductive separate instructions.	ons, Credits, etc.	2	Net rer	ntal real estate income (I	(220	
	art I Information About the Par	tnershin	*		85,0	·	
	Partnership's employer identification no		3	Other i	net rental income (loss)	15	Credits
							L
В	Partnership's name, address, city, state	e, and ZIP code	4a	Guarar	teed payments for service	ces	
			4b	Cuarar	teed payments for capita	al <b>16</b>	Schedule K-3 is attached if
	MILL VILLA MHC, LP	III 200	40	duarar	need payments for capita		checked
	18006 SKY PARK CIRCLE, S IRVINE, CA 92614	UIIE ZUU	4c	Total	guaranteed payme	nts <b>17</b>	Alternative minimum tax (AMT) items
С	IRS center where partnership filed return ▶e-:	file			J		,
D	Check if this is a publicly traded pa		5	Intere	est income		
			6a	Ordin	ary dividends		.
_	art II Information About the Par		0a	Orum	ary urvidends		
Ε	Partner's SSN or TIN (Do not use TIN of a disregarded er	itity. See instructions.)	6b	Quali	fied dividends	18	Tax-exempt income and
F	Name, address, city, state, and ZIP code for partne	r entered in E. See instructions.					nondeductible expenses
	, , , , ,		6с	Divid	end equivalents		
	18006 SKY PARK CIRCLE, S	UITE 200	7	Roya	ties		
	IRVINE, CA 92614				21.2		
G	General partner or LLC XLL member-manager	imited partner or other LC member	8	Net sn	ort-term capital gain (los	19	Distributions
H1	X Domestic partner	oreign partner	9a	Net Ior	ig-term capital gain (loss		Distributions
Н2	If the partner is a disregarded entity	(DE), enter the partner's:	"	1100 101	ig torm ouplear gam (1000	A	57,165.
	TIN Name		9b	Colle	ctibles (28%) gain (		
11	What type of entity is this partner? Indiv	idual					
12	If this partner is a retirement plan (IRA/SEP/Keo	gh/etc.), check here	9с	Unreca	ptured section 1250 gain	20	Other information
J	Partner's share of profit, loss, and capi				1: 1001 : 4	AH*	STMT
	Beginning	Ending	10	inet s	ection 1231 gain (lo	oss) N*	СПМП
	Profit 50 % Loss 50 %	50 % 50 %	11	Other	income (loss)	IN ^	STMT
	Capital 50 %	50 %				Z*	STMT
	Check if decrease is due to sale or exchange of pa			1			
K	Partner's share of liabilities:						
	Beginning	Ending	12	Secti	on 179 deduction	21	Foreign taxes paid or accrued
	Nonrecourse \$  Qualified nonrecourse financing \$ 5.894.370.	\$ 5,779,638.	10	OII	1 1 2		
	financing \$ 5,894,370.  Recourse \$ 2,346.	\$ 5,779,638.	13 W*	Otner	deductions	417	
	Check this box if Item K includes liability amounts from Id		<u>w</u> _		12,	±±'-	
L	Partner's Capital Account A						
-	. a. a.o. s capital stoccality i	iuly 515					
	Beginning capital account			<u> </u>			
	Capital contributed during the year		22		than one activity for		
	Current year net income (loss)  Other increase (decrease) (attach explanation)		23 <u>*</u>		than one activity for		tional information.
			36	e all	acrieu staterrier	it ioi auui	tional imormation.
	Withdrawals and distributions Ending capital account						
рл			≱				
IVI	Did the partner contribute property with $\boxed{\mathbf{Yes}}$ $\boxed{\mathbf{X}}$ <b>No</b> If "Yes," attach state		IRS Use Only				
	LIES MINO II IES, ALIACII SIALE	anoni. Oce instructions.	or IRS L				
N	Partner's Share of Net Unrecognized Section		For				
	Beginning Ending	· ———					
	∟nulliy	. Y	1				

#### Box 2 **Rental Real Estate Activities**

Sec. 1231 Gross Net Net Passive Property Type and Address Nonpass Total Income Expenses Income

Type: 2 - Multi-Family Residence 18717 MILL VILLA ROAD JAMESTOWN, CA 95327

912,625.

7,534. <u>\$</u> Total \$ 827,534. 85,091. Passive 85,091.

#### Box 13 **Other Deductions**

#### \* Descriptive Information

Interest Expense Pursuant to Temp Reg Sec 1.163-8T(c) ....... \$ 12,417.

#### Box 20, Code N **Business Interest Expense** Included as a Deduction on the Following Line(s)

Below is deductible business interest expense for inclusion in the separate loss class for computing any basis limitation (defined in section 704(d), Regulation section 1.163(j)-6(h)).

Schedule K-1, line 2.....\$ 196,667.

#### Box 20, Code AH Section 163(j) Information

If you are required to file Form 8990 "Limitation on Business Interest Expense Under Section 163(j)" the following information will be necessary. See Form 8990 Instructions for more details.

Business Interest Expense 196,667. 378,847. Adjusted Taxable Income

#### Statement A—QBI Pass-through Entity Reporting (Schedule K-1, Box 20, Code Z)

Partnership's name: MILL VILLA MHC,	artnership's name: MILL VILLA MHC, LP					
Partner's name:			Partner's identif	ying number:		
	MILL VILLA MHC, LP					
	☐ PTP	☐ PTP		☐ PTP		
	Aggregated	Aggregat	ed	Aggregated		
	☐ SSTB	□ SSTB		☐ SSTB		
Partner's share of:	🖵					
QBI or qualified PTP items subject to partner	-specific determinations:					
Ordinary business income (loss)						
Rental income (loss)	85,091.					
Royalty income (loss)						
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property	6,950.					
Section 199A dividends						
	☐ PTP	PTP		☐ PTP		
	Aggregated	Aggregat	ed	Aggregated		
Partner's share of:	SSTB	SSTB		SSTB		
QBI or qualified PTP items subject to partner	-specific determinations:	1		1		
Ordinary business income (loss)	Ė					
Rental income (loss)						
Royalty income (loss)						
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property						

Scl	nedule K-1	2021	F	inal K-1	Amende	d K-1	لا ع لا لا لا ط OMB No. 1545-0123
	rm 1065) rtment of the Treasury nal Revenue Service	For calendar year 2021, or tax year	Pa	rt III P D	artner's Share of (eductions, Credit	Curre s, and	ent Year Income, d Other Items
	eginning / / 2021 end		1	Ordinary b	pusiness income (loss)	14	Self-employment earnings (loss)
	tner's Share of Income, Ded	uctions, Credits, etc.	2	Net rental	real estate income (loss)	<b>-</b>	
	art I Information About the	Partnership	*		85,092.		
	Partnership's employer identification		3	Other net	rental income (loss)	15	Credits
В	Partnership's name, address, city,	state, and ZIP code	4a	Guarantee	d payments for services		
	MILL VILLA MHC, LP 18006 SKY PARK CIRCLE	, SUITE 200	4b		d payments for capital	16	Schedule K-3 is attached if checked ▶
	IRVINE, CA 92614		4c	Total gu	aranteed payments	17	Alternative minimum tax (AMT) items
С	IRS center where partnership filed return		5	Interest	income		
D	Check if this is a publicly trade					L	
	art II Information About the Partner's SSN or TIN (Do not use TIN of a disregal		6a	Ordinary	y dividends		
		,	6b	Qualifie	d dividends	18	Tax-exempt income and nondeductible expenses
F	Name, address, city, state, and ZIP code for p	partner entered in E. See instructions.	6с	Dividend	d equivalents	 	
			7	Royaltie	es s	 	
G	General partner or LLC member-manager	X Limited partner or other LLC member	8	Net short-	term capital gain (loss)	19	Distributions
H1 H2	X Domestic partner  If the partner is a disregarded e	Foreign partner	9a	Net long-to	erm capital gain (loss)		
	TINName		9b	Collectib	oles (28%) gain (loss)	<u>A</u> _	48,831.
11 12	What type of entity is this partner? <u>Inc</u> If this partner is a retirement plan (IRA/SER	lividual P/Keogh/etc.), check here ▶	9с	Unrecaptu	red section 1250 gain	20	Other information
J	Partner's share of profit, loss, and <b>Beginning</b>	capital (see instructions):  Ending	10	Net sect	tion 1231 gain (loss)	<u>AH*</u>	STMT
		% 50 %				<u>N*</u>	STMT
	Loss 50	% 50 %	11	Other in	come (loss)		G # 1 # 1 # 1 # 1 # 1 # 1 # 1 # 1 # 1 #
	Capital 50 Check if decrease is due to sale or exchange	% 50 %				<u>Z*</u>	STMT
K	Partner's share of liabilities:						
	Beginning Nonrecourse \$	Ending \$	12	Section	179 deduction	21	Foreign taxes paid or accrued
	Qualified nonrecourse financing		13	Other de	eductions		
	Recourse \$ 2,34		<u>W*</u>		12 <u>,417</u> .		
	Check this box if Item K includes liability amounts						
L	Partner's Capital Accou	nt Analysis					
	Beginning capital account	\$ -2,490,843.					
	Capital contributed during the year	·	22		an one activity for at-risl		
	Current year net income (loss) Other increase (decrease) (attach explanatio	·	<b>23</b>		an one activity for passined statement for		
	Withdrawals and distributions Ending capital account	\$( 48,831.)					
M	Did the partner contribute property  Yes   X   No	with a built-in gain (loss)? statement. See instructions.	Jse Only				
N	Partner's Share of Net Unrecognized S		For IRS Use				
	Beginning	\$					

Box 2			
Rental	Real	<b>Fstate</b>	<b>Activities</b>

Property Type and Address	Gross Income	Net Expenses		Net <u>Income</u>	Passive Nonpass	Sec. 1231 Total
Type: 2 - Multi-Family Reside 18717 MILL VILLA ROAD JAMESTO	WN, CA 9532			05 001	D .	
Rounding or Specially Allocat	912,625. ed	827,534.	\$	85,091.	Passive	
Net Íncome (Loss) Adjustme		Total	Ś	<u>1.</u> 85,092.		

#### Box 13 Other Deductions

#### \* Descriptive Information

W Interest Expense Pursuant to Temp Reg Sec 1.163-8T(c) ..... \$ 12,417.

## Box 20, Code N Business Interest Expense Included as a Deduction on the Following Line(s)

Below is deductible business interest expense for inclusion in the separate loss class for computing any basis limitation (defined in section 704(d), Regulation section 1.163(j)-6(h)).

#### Box 20, Code AH Section 163(j) Information

If you are required to file Form 8990 "Limitation on Business Interest Expense Under Section 163(j)" the following information will be necessary. See Form 8990 Instructions for more details.

Business	Interest	Expense	196,668.
Adjusted	Taxable	Income	378,847.

#### Statement A—QBI Pass-through Entity Reporting (Schedule K-1, Box 20, Code Z)

Partnership's name: MILL VILLA MHC, LP Partnership's EIN:						
Partner's name:			Partner's identif	ying number:		
	MILL VILLA MHC, LP					
		L PTP		□ PTP		
	Aggregated	Aggregat	ed	Aggregated		
	□ SSTB	SSTB		□ SSTB		
Partner's share of:	🖵					
QBI or qualified PTP items subject to partner	-specific determinations:	I.				
Ordinary business income (loss)	1					
Rental income (loss)	85,092.					
Royalty income (loss)						
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property	6,950.					
Section 199A dividends						
	D PTP	L PTP		PTP		
	Aggregated	Aggregat	ed	Aggregated		
Partner's share of:	SSTB	SSTB		SSTB		
QBI or qualified PTP items subject to partner	-specific determinations:	l				
Ordinary business income (loss)						
Rental income (loss)						
Royalty income (loss)						
Section 1231 gain (loss)	1					
Other income (loss)						
Section 179 deduction						
Other deductions	1					
W-2 wages						
UBIA of qualified property	1					

	hedule K-1	2021	F	inal K-	1	Amende	d K-1	OMB No. 1545-0123
	rm 1065) rtment of the Treasury nal Revenue Service For		Pa	rt III				ent Year Income,
Inter		calendar year 2021, or tax year	-	Ouding		•	T .	d Other Items
	eginning / / 2021 ending	1 1	1	Ordina	ry business inco	me (loss)	14	Self-employment earnings (loss)
	rtner's Share of Income, Deducti	ons, Credits, etc.	2	Net rer	ntal real estate in	ncome (loss)		
	art I Information About the Par	tnership	1			, ,		
	Partnership's employer identification no		3	Other r	net rental income	e (loss)	15	Credits
В	Partnership's name, address, city, state	e, and ZIP code	4a	Guaran	teed payments f	or services		
	MILL VILLA MHC, LP 18006 SKY PARK CIRCLE, S	UITE 200	4b	Guaran	teed payments f	or capital	16	Schedule K-3 is attached if checked
С	IRVINE, CA 92614  IRS center where partnership filed return ▶e-:		4c	Total	guaranteed	oayments	17	Alternative minimum tax (AMT) items
D	Check if this is a publicly traded pa		5	Intere	est income			
D	art II Information About the Par		6a	Ordin	ary dividends	<u> </u>		
E	Partner's SSN or TIN (Do not use TIN of a disregarded er		"	Orani	ary arriadria			
F	Name, address, city, state, and ZIP code for partne		6b	Quali	fied dividend	S	18	Tax-exempt income and nondeductible expenses
			6c	Divide	end equivaler	nts		
	18006 Sky Park Circle, S Irvine, CA 92614	uite 200	7	Royal	Ities			 
G		imited partner or other LC member	8	Net sho	ort-term capital (	gain (loss)	19	Distributions
	X Domestic partner $F$ $X$ If the partner is a disregarded entity	oreign partner  (DE) enter the partner's:	9a	Net Ion	ıg-term capital g	ain (loss)		
	TIN Name		9b	Collec	ctibles (28%)	gain (loss)		
11	What type of entity is this partner? <u>Indiv</u>		9c	Unreca	ptured section 1	250 gain	20	Other information
I2 J	If this partner is a retirement plan (IRA/SEP/Keo Partner's share of profit, loss, and capi	tal (see instructions):				-		
	Beginning Profit %	Ending %	10	Net s	ection 1231 (	gain (loss)		
	Loss %	<u>°</u>	11	Other	income (los	s)		
	Capital %	%	<u></u>	l				
	Check if decrease is due to sale or exchange of pa	nrtnership interest ▶						
K	Partner's share of liabilities: <b>Beginning</b>	Ending	12	Section	on 179 deduc	ction	21	Foreign taxes paid or accrued
	Nonrecourse \$  Qualified nonrecourse financing \$	\$						
	financing	\$	13	Other	deductions			
	Check this box if Item K includes liability amounts from Id							
L	Partner's Capital Account A		 					
	Beginning capital account	\$0.						
	Capital contributed during the year		22		than one acti			
	Current year net income (loss)  Other increase (decrease) (attach explanation)							vity purposes* cional information.
	Withdrawals and distributions Ending capital account.	. \$()	30	oc atte	acrica stat	cificili ioi	auun	ional information.
M	Did the partner contribute property with  Yes X No If "Yes," attach state	n a built-in gain (loss)?	IRS Use Only					
N	Partner's Share of Net Unrecognized Section		For IRS					
	Ending							

#### **SCHEDULE M-3**

(Form 1065)

(Rev. December 2021) Department of the Treasury Internal Revenue Service

## Net Income (Loss) Reconciliation for Certain Partnerships

► Attach to Form 1065. ► Go to www.irs.gov/Form1065 for instructions and the latest information.

OMB No. 1545-0123

MITTER MITTER MITTER AND	Employer	racinalization number						
MILL VILLA MHC, LP								
This Schedule M-3 is being filed because (check all that apply):	t- #10: III							
A The amount of the partnership's total assets at the end of the tax year is equal								
B X The amount of the partnership's adjusted total assets for the tax year is equal to amount of adjusted total assets for the tax year 11 564 565.	o \$10 million or more. If box B is	checked, enter the						
The amount of total receipts for the tax year is equal to \$35 million or more. If I	box C is checked, enter the total	receipts for						
the tax year  An entity that is a reportable entity partner with respect to the partnership more in the partnership's capital, profit, or loss, on any day during the tax	o owns or is deemed to own ar x year of the partnership.	n interest of 50% or						
Name of Reportable Entity Partner	Identifying Number	Maximum Percentage Owned or Deemed Owned						
E Voluntary filer.								
Part I Financial Information and Net Income (Loss) Reconciliate	tion							
1 a Did the partnership file SEC Form 10-K for its income statement period ending with								
Yes. Skip lines 1b and 1c and complete lines 2 through 11 with respect to	that SEC Form 10-K.							
<b>No.</b> Go to line 1b. See instructions if multiple non-tax-basis income stater	ments are prepared.							
<b>b</b> Did the partnership prepare a certified audited non-tax-basis income statement	• •							
Yes. Skip line 1c and complete lines 2 through 11 with respect to that inc	come statement.							
No. Go to line 1c.								
□ No. Go to line it.  c Did the partnership prepare a non-tax-basis income statement for that period?								
Yes. Complete lines 2 through 11 with respect to that income statement.								
No. Skip lines 2 through 3b and enter the partnership's net income (loss) per its	s hooks and records on line 4a							
<b>3a</b> Has the partnership's income statement been restated for the income statement per	iding 12/31/21							
<b>Yes.</b> (If 'Yes', attach a statement and the amount of each item restated.)	Tod off file 2:							
X No.	a statement naviada immediata	ly proceding						
<b>b</b> Has the partnership's income statement been restated for any of the 5 income the period on line 2?	e statement periods immediate	ery preceding						
Yes. (If 'Yes', attach a statement and the amount of each item restated.)								
X No.								
	stified on Dort I line 1	145 240						
<b>4 a</b> Worldwide consolidated net income (loss) from income statement source iden <b>b</b> Indicate accounting standard used for line 4a. See instructions.	itilied on Part I, line I	4a 145,349.						
1 GAAP 2 IFRS 3 Section 704(b)								
4 X Tax-basis 5 Other (specify) ►								
<b>5 a</b> Net income from nonincludible foreign entities (attach statement)		. <b>5a</b> ( )						
<b>b</b> Net loss from nonincludible foreign entities (attach statement and enter as a positive amount)								
<b>6 a</b> Net income from nonincludible U.S. entities (attach statement)								
<b>b</b> Net loss from nonincludible U.S. entities (attach statement and enter as a positive amount)								
7 a Net income (loss) of other foreign disregarded entities (attach statement)								
<b>b</b> Net income (loss) of other U.S. disregarded entities (attach statement)		. 7b						
8 Adjustment to eliminations of transactions between includible entities and								
nonincludible entities (attach statement)								
<ul><li>Other adjustments to reconcile to amount on line 11 (attach statement)</li><li>Net income (loss) per income statement of the partnership. Combine lines 4a</li></ul>								
11 Net income (loss) per income statement of the partnership. Combine lines 4a through 10								
	12 Enter the total amount (not just the partnership's share) of the assets and liabilities of all entities included or removed on the following lines.							
Total Assets	Total Liabilities							
<b>a</b> Included on Part I, line 4 7,258,232.	12,200,565							
<b>b</b> Removed on Part I, line 5								
c Removed on Part I, line 6								
<b>d</b> Included on Part I, line 7								

### Form **4562**

Department of the Treasury Internal Revenue Service

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

► Attach to your tax return.

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

OMB No. 1545-0172

**2021** 

Attachment Sequence No. 179

Name(s) shown on return Identifying number

MILL VILLA MHC, LP Business or activity to which this form relates Form 8825, Rental Real Estate - MOBILE HOME COMMUNITY **Election To Expense Certain Property Under Section 179** Part I Note: If you have any listed property, complete Part V before you complete Part I. 1 Maximum amount (see instructions).... 1 2 Total cost of section 179 property placed in service (see instructions)..... 3 Threshold cost of section 179 property before reduction in limitation (see instructions)..... 4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-..... Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions..... 5 6 (b) Cost (business use only) (a) Description of property 8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7..... Tentative deduction. Enter the **smaller** of line 5 or line 8..... 9 10 Carryover of disallowed deduction from line 13 of your 2020 Form 4562 ..... 10 11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instrs... 11 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11..... 12 Carryover of disallowed deduction to 2022. Add lines 9 and 10, less line 12..... 13 Note: Don't use Part II or Part III below for listed property. Instead, use Part V. Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.) Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions ..... 14 15 Other depreciation (including ACRS)..... 16 214,422 MACRS Depreciation (Don't include listed property. See instructions.) Section A 356. 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 2021 Tax Year Using the General Depreciation System (c) Basis for depreciation (a) Classification of property (b) Month and (g) Depreciation deduction (e) Convention year placed in service (business/investment use Recovery period only - see instructions) 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.... 25 yrs S/L g 25-year property... 27.5 yrs S/L MM h Residential rental 27.5 yrs MM S/L property..... i Nonresidential real 39 yrs MM S/L MM S/L property. . Section C - Assets Placed in Service During 2021 Tax Year Using the Alternative Depreciation System S/L **20 a** Class life..... 12 yrs **b** 12-year..... S/L 30 yrs MM S/L **c** 30-year..... **d** 40-year...<u>...</u>.... 40 yrs MM S/L Part IV | Summary (See instructions.) 21 Listed property. Enter amount from line 28...... 21 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 . . . . . . . . . 214,778. For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs. 23

Pai		Property (Ind		iles, cert	ain othe	r vehicle	es, certa	ain a	ircra	aft, and	propert	y used f	or enter	tainmer	nt,	
	Note: Fo	r any vehicle fo (a) through (c)	or which vou a	re using all of Se	the stan	dard mi and Se	leage ra	ate o	r de	ducting	lease e	xpense,	comple	ete only	24a, 24	↓b,
		A – Deprecia									limits fo	r passei	nger aut	tomobile	es. <b>)</b>	
24 a	a Do you have evidend	ce to support the bu	usiness/investmer	nt use claim	ned?	[	Yes		No	<b>24b</b> If	'Yes,' is t	ne evidenc	e written?	[	Yes	No
	(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	Cost other	t or	(busin	(e) for depreci ess/investr use only)		F	(f) Recovery period	M	(g) ethod/ evention	Dep	(h) reciation duction		(i) Elected ction 179 cost
25	Special depreci	ation allowance 50% in a qual	e for qualified	listed pro	pperty pl	aced in tions	service	duri	ng tl	he tax y	ear and	25				
26	Property used r												<u>l</u>			
27	Property used 5	0% or less in a	qualified bus	iness use	e:											
28	Add amounts in	column (h) lir	les 25 through	27 Ente	er here a	and on I	ine 21	nage	1			28				
29	Add amounts in		-											. 29		
				Section												
Com to yo	nplete this section our employees, fi	n for vehicles u rst answer the	sed by a sole questions in S	proprieto Section C	or, partne to see i	er, or ot f you m	her 'mo leet an e	re th exce <sub>l</sub>	an 5 ptior	5% own n to con	er,' or renge	elated p this sec	erson. I	f you pr those v	ovided ehicles	vehicles
20	Tatal business/	in			a)		b)		(c	:)		d)		e)		(f)
30	Total business/ during the year commuting mile	(don't include			icle 1	Vehi	cle 2	V	/ehic	cle 3	Vehi	Vehicle 4 Vehicle 5		cle 5	Vehicle 6	
31	Total commuting m	,														
32	Total other pers															
33	Total miles driv															
	oo oo aoug.			Yes	No	Yes	No	Ye	s	No	Yes	No	Yes	No	Yes	No
34	Was the vehicle during off-duty	e available for phours?	personal use													
35	Was the vehicle than 5% owner	e used primarily or related pers	y by a more son?													
36	Is another vehice personal use?															
			C — Questions		-						-					
	wer these question owners or related			an excep	otion to c	completi	ing Sect	tion I	3 foi	r vehicle	es used	by emp	loyees v	who <b>are</b>	<b>n't</b> mor	e than
	Do you maintair	n a written polic	cy statement t												Yes	No
38	by your employed Do you maintain	n a written poli	cy statement t	hat prohi	bits pers	sonal us	se of vel	nicles	s, ex	cept co	mmutir	g, by yo	our			
	employees? Se			-												
39 40	Do you treat all Do you provide vehicles, and re	more than five	vehicles to yo	ur emplo	yees, ob	otain inf	formatio	n fro	m y	our em	oloyees	about th	ne use c	of the		
41	Do you meet the	e requirements	concerning qu	ualified a	utomobil	le demo	nstratio	n us	e? S	See inst	ructions	S				
Day	Note: If your an		, 39, 40, 01 41	is res,	don t co	mpiete	Section	B 10	or trie	e covere	ea venic	ies.				
Fai	rt VI   Amorti	(a)			(b)		(c)				d)		(e)		(f)	
	Des	cription of costs		Date ar	nortization egins		Amortizat amount			C	ode ction	Amortization /				ion ear
42	Amortization of	costs that beg	ins during you	r 2021 ta	ıx year (s	see inst	ructions	s):				1		I		
						$\perp$			-							
43	Amortization o	f costs that had	nan hefore vou	r 2021 ta	av vear								43		1	,232.
44	Total. Add amo	-			-											,232.

#### Form **8825**

(Rev. November 2018)

Department of the Treasury Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

► Attach to Form 1065 or Form 1120S. ► Go to www.irs.gov/Form8825 for the latest information. OMB No. 1545-0123

Name							Employer i	dentification nu	mber
MII	LL VILLA MHC, LP								
1	Show the type and address of each proper value and days with personal use. See	ty. For instruc	each rental real estate propert ctions. See page 2 to list add	y listed, litional p	report the properties.	number of da	ays rented	l at fair renta	l
	Physical address of each property – str ZIP code	eet, ci	ty, state,		Type – see	Enter code page 2 for l	1-8; list	Fair Rental Days	Personal Use Days
Α	18717 MILL VILLA ROAD								
^	JAMESTOWN, CA 95327				2		†	365	
В							+		. – – – –
С	c								. – – – –
D									. – – – –
			T		Prope	ortios			
	Rental Real Estate Income		Α	В	Пор	(	•		D
	Rental Real Estate Income		A				•		<u> </u>
2	Cross rants	2	1 925 250						
2	Gross rents		1,825,250.						
3	Advertising	3	4,764.						
4	Auto and travel	4	13,279.						
5	Cleaning and maintenance	5	32,249.						
6	Commissions	6	02/2131						
7	Insurance	7	61,022.						
8	Legal and other professional fees	8	25,039.						
9	Interest (see instructions)	9	393,335.						
10	Repairs	10	24,286.						
11	Taxes	11	125,709.						
12	Utilities	12	533,843.						
13	3	13	97,998.						
14	Depreciation (see instructions)  Other (list)	14	214,778.						
			120 765						
2	See Statement 6	15	128,765.						
_									
16	Total expenses for each property.  Add lines 3 through 15	16	1,655,067.						
17	Income or (loss) from each property. Subtract line 16 from line 2	17	170,183.						
18 a	Total gross rents. Add gross rents from	line 2,	columns A through $H \ldots$				18	Ba 1,	825,250.
Ł	Total expenses. Add total expenses from	n line	16, columns A through H				18	3 <b>b</b> −1,	655,067.
19	Net gain (loss) from Form 4797, Part II, estate activities			perty fro	om rental	real 	19	,	
20 a	<b>20 a</b> Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)							) a	
<b>b</b> Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.									
	(1) Name (2) Employer identification number								
21	Net rental real estate income (loss). Con	 mbine	lines 18a through 20a. Enter	the res	sult here a	 nd on:	21		170,183.
	• Form 1065 or 1120S: Schedule K, line 2				u				,

1	Show the type and address of each property. For each rental real estate property listed, report the number of days at fair rental value and days with personal use. See instructions.								
	Physical address of each property – strestate, ZIP code		у,		Type - see b	Enter code 1-8; pelow for list	Fair Rental Days	Personal Use Days	
Ε									
F									
G									
Н									
					Prope	rties			
	Rental Real Estate Income		E	F		G		Н	
2	Gross rents	2							
	Rental Real Estate Expenses								
3	Advertising	3							
4	Auto and travel	4							
5	Cleaning and maintenance	5							
6	Commissions.	6							
7	Insurance	7							
8	Legal and other professional fees	8							
9	Interest (see instructions)	9							
10	Repairs	10							
11	Taxes	11							
12	Utilities	12							
13	Wages and salaries	13							
14	Depreciation (see instructions)	14							
15	Other (list)								
		15							
16	Total expenses for each property. Add lines 3 through 15	16							
17	Income or (loss) from each property. Subtract line 16 from line 2	17							
	wable Codes for Type of Property								
	Single Family Residence								
2 –	Multi-Family Residence								
3 – \	Vacation or Short-Term Rental								
4 —	Commercial								
	Land								
	Royalties								
7 <b>–</b>	Self-Rental								
8 – 0	Other (include description with the code on F	orm 88	25 or on a separate state	ement)					

#### **Federal Statements**

Page 1

Client 9126

MILL VILLA MHC, LP

3/07/22

07:56AM

Statement 1 Form 1065, Schedule K, Line 13d **Other Deductions** 

Statement 2 Rev. Proc. 2021-48 Information Forgiveness of Paycheck Protection Program Loans

MILL VILLA MHC, LP

18006 SKY PARK CIRCLE, SUITE 200 IRVINE, CA 92614

Applying section 3.01(1) of Rev. Proc. 2021-48 for taxable year 2020. Tax-exempt income from PPP forgiveness treated as received/accrued: \$11,871. Forgiveness of the PPP loan has been granted as of the date the return is filed.

Statement 3 Form 1065, Schedule K, Line 20c Other Reportable Items

**Business Interest Expense (Informational Only for Basis Limitations)** 

Included as a Deduction on the Following Lines(s)

Schedule K, line 2.....\$ 393,335.

Statement 4 Form 1065, Schedule L, Line 6 **Other Current Assets** 

	<u>Beginning</u>	 <u>Ending</u>
Insurance Impound Repairs Impound Suspense Account Tax Impound Total	383,793. -7,115.	\$ -14,558. 383,793. -3,767. 50,088. 415,556.

#### **Federal Statements**

Page 2

Client 9126

#### MILL VILLA MHC, LP

3/07/22

07:56AM

Statement 5 Form 1065, Schedule L, Line 17 Other Current Liabilities

	<u>Beginning</u>		Ending
Loans Payable Clearing.  Prepaid Rent.  Security Deposit Liabilities.  Total	1,941.	\$	636,000. 2,536. 2,752.
10001	1,055.	<u> </u>	011,200.

#### Statement 6 Form 8825, Line 15 Other Expenses

Property A: 18717 MILL VILLA ROAD JAMESTOWN, CA 95327 Property B: Property C: Property D:

	Pr	coperty A	<u>Property B</u>	<u>Property C</u>	<u>Property D</u>
Amortization Gardening Licenses and Permits Management Fees Pest Control Supplies	\$	4,232. 17,901. 11,653. 72,667. 560. 21,752.	rioperty b	rioperty C	riopeity b
Total	Ş	128,765.			

Form <b>1065</b>			F	U.S.		OMB No. 1545-0123			
	nt of the	e Treasury	For	-	2022, or tax year beginn ending	, 20 .	,		2022
		siness activity		Go to www.irs.g	ov/Form1065 for instructi	ons and the latest info	rmation.	D	Employer identification no.
		siliess activity							Employer identification no.
RENT.		oduct or service		MTT.T. VTT.T	A MHC, LP			-	Date business started
LAND		duct of 3ct vice	Type or	18006 SKY	PARK CIRCLE, S	SUITE 200			/31/2016
		de number	Print	IRVINE, C	CA 92614				7 31 / 2010 Total assets (see instructions)
2 240.		ao mambo							Total accord (coo mediacions)
5311								\$	8,214,392.
		plicable boxes	· · ·	Initial return	(2) Final return (3		`′ Ш	s change (5	Amended return
		counting meth				Other (specify)			
					erson who was a partne				
					ities for section 465 at-r				
		partnership:			ses on lines 1a through 22				
Oddition							Zions ioi more	2 IIIIOIIIIatioii	
								1 с	
	2	Cost of goods	s sold (attac	h Form 1125-A	١)			2	
Į.	3				0			3	
N C O M	4				erships, estates, and tru			4	
M E	5	•	,		F (Form 1040))				
	6	Net gain (loss							
	7	Other income	(loss)			•			
	8				rough 7				
s	9				ners) (less employment			9	
S E E	10							10	
Ţ	11							11	
N S	12							12	
S T R D S	13	Rent			UNO			13	
E D F	14	Taxes and lic	enses	)					
UO					562)			15	
ŢĻ				-	25-A and elsewhere on r			16c	
OI NM SI					epletion.)			17	
T	18				· · · · · · · · · · · · · · · · · · ·				
Î	19								
Ŏ N	20								
s	21				wn in the far right colun				
Т	22	Interest due i	inder the lo	ok-hack metho	ract line 21 from line 8 d — completed long-terr	n contracts (attach F	orm 8697)	23	
A X	24				d – income forecast me				
A	25				instructions)				
N D	26								
P A	27				า 26				
A Y M E N	28 29				in line 27, enter amount o				
	30	Overpaymen							
<u> </u>					camined this return, including ac er (other than partner or limited				ny knowledge and belief, it is
Sign		true, correct, a knowledge.	and complete. D	eclaration of prepare	er (other than partner or limited	liability company member)	is based on all in		
Here								with th	e IRS discuss this return e preparer shown below? structions.
		Signature of p	artner or limited	l liability company m	nember		Date	See In	structions. X Yes No
		Print/Type pre	parer's name		Preparer's signature	Date	Cl	neck if	PTIN
Paid		Jeff Fi	sher		Jeff Fisher		se	elf-employed	
Prepa		Firm's name			OPERTY GROUP		Firm'	s EIN	
Use C		Firm's address		_	<u>ck Circle, Ste 2</u>	200			4400000
		1	T'D17	INF CA 92	/h l /l		Phon	ann 0/10	<b>1102300</b>

Χ

Χ

c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions......

Scl		Other Information (continued)				
11		if, during the current or prior tax year, the partnership distributed any property received in a like-kind		Yes	No	
		ontributed such property to another entity (other than disregarded entities wholly owned by the				
		nroughout the tax year)				
12		ning the tax year, aid the partnership distribute to any partner a teriancy-in-common or other undivided interest of property?			Х	
13		ship is required to file Form 8858, Information Return of U.S. Persons With Respect to Foreign Disregarded	1			
		) and Foreign Branches (FBs), enter the number of Forms 8858 attached.				
	See instruction					
14	Does the partr	ership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information				
	Statement of	Section 1446 Withholding Tax, filed for this partnership			Х	
15		nber of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached				
16 a	Did you make	any payments in 2022 that would require you to file Form(s) 1099? See instructions		X		
Ł	If "Yes," did y	vou or will you file required Form(s) 1099?		X		
17	Enter the nur	nber of Forms 5471, Information Return of U.S. Persons With Respect to Certain Foreign Corporations,				
		is return.				
18	Enter the nur	nber of partners that are foreign governments under section 892. 0				
19		rtnership's tax year, did the partnership make any payments that would require it to file Forms 1042 and 1	042-S			
20	under chapte	r 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?  nership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions			Х	
20		lership a specified domestic entity required to the Form 6936 for the tax year? See the instructions			Х	
21	Is the partner	ship a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?			Х	
		year, did the partnership pay or accrue any interest or royalty for which one or more partners are not allowed a			Λ	
	deduction und	der section 267A? See instructions			Х	
	If "Yes," ente	r the total amount of the disallowed deductions \$\$				
23	Did the partne	ership have an election under section 163(i) for any real property trade or business or any farming business	ss in			
	effect during	the tax year? See instructions.		Χ		
24 Does the partnership satisfy one or more of the following? See instructions						
a The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense.						
Ł		nip's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years				
		current tax year are more than \$27 million and the partnership has business interest expense.				
C		nip is a tax shelter (see instructions) and the partnership has business interest expense.				
25		y, complete and attach Form 8990. ship attaching Form 8996 to certify as a Qualified Opportunity Fund?			37	
	If "Yes," ente	r the amount from Form 8996, line 15 \$			Х	
26		nber of foreign partners subject to section 864(c)(8) as a result of transferring all or a portion of an				
		e partnership or of receiving a distribution from the partnership				
		edule K-3 (Form 1065), Part XIII, for each foreign partner subject to section 864(c)(8) on a transfer or distribution.				
2/		uring the tax year, were there any transfers between the partnership and its partners subject to the			.,,	
28	Since December	quirements of Regulations section 1.707-8?.	hueinass		X	
20	of your partner	re 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties constituting a trade or ship, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the han 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instruc	e partn-			
	Percentage:		HOUS.		v	
	i ciccinage.	By vote: By value:			Х	
29	Reserved for	future use				
30	Is the partner	ship electing out of the centralized partnership audit regime under section 6221(b)? See instructions.			Х	
	If "Yes," the	partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III,				
	line 3					
		ete Designation of Partnership Representative below.				
		tnership Representative (see instructions)				
Ente Name		ormation for the partnership representative (PR) for the tax year covered by this return.				
	UI FR					
	ddress	18006 SKY PARK CIRCLE, SUITE 200 U.S. phone	2200			
of PR		IRVINE, CA 92614 (949) 440-	2300			
If the PR is an entity, name of the designated individual for the PR						
	,					
	d-l	18006 Sky Park Circle Suite 200				
	ddress of lated individual	18006 Sky Park Circle, Suite 200 designated (949) 440-	2300			
ВЛЛ		Irvine, CA 92614		1005 /		

	(2022) MILL VILLA MHC, LP		Page 4
Schedu			otal amount
	1 Ordinary business income (loss) (page 1, line 22).	1	
	2 Net rental real estate income (loss) (attach Form 8825)	2	-3,300,764.
	3a Other gross rental income (loss)		
	<b>b</b> Expenses from other rental activities (attach stmt)		
	c Other net rental income (loss). Subtract line 3b from line 3a	3с	
	4 Guaranteed payments: a Services 4a b Capital 4b		
	c Total. Add lines 4a and 4b.	4 c	
Income	5 Interest income	5	1,710.
(Loss)	6 Dividends and dividend equivalents: a Ordinary dividends	6a	1,710.
		- Gu	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065)).	8	
	9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9 a	
	<b>b</b> Collectibles (28%) gain (loss)		
	c Unrecaptured section 1250 gain (attach statement)		
	<b>10</b> Net section 1231 gain (loss) (attach Form 4797)	10	
	11 Other income (loss) (see instructions) Type:	11	
	12 Section 179 deduction (attach Form 4562).	12	
Deduc- tions	13a Contributions	13a	
	<b>b</b> Investment interest expense.	13b	
	c Section 59(e)(2) expenditures: (1) Type: (2) Amount:	13c(2)	
	d Other deductions (see instructions) Type:	13d	
<u> </u>	14a Net earnings (loss) from self-employment.	14a	
Self- Employ-			
ment	<b>b</b> Gross farming or fishing income	14b	
	c Gross nonfarm income.	14c	
	15 a Low-income housing credit (section 42(j)(5)).	15a	
	<b>b</b> Low-income housing credit (other)	15b	
Credits	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type:  e Other rental credits (see instructions)	15d	
		15e 15f	
	f Other credits (see instructions)	151	
	16 Attach Schedule K-2 (Form 1065), Partners' Distributive Share Items—International, and check		
International	this box to indicate that you are reporting items of international tax relevance		
	17a Post-1986 depreciation adjustment	17a	
	<b>b</b> Adjusted gain or loss	17b	
Alternative	c Depletion (other than oil and gas)	17c	
Minimum Tax (AMT)	d Oil, gas, and geothermal properties - gross income	17d	
Items	e Oil, gas, and geothermal properties - deductions	17e	
	f Other AMT items (attach stmt)	17f	
	18a Tax-exempt interest income.	18a	
	<b>b</b> Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
Other	19 a Distributions of cash and marketable securities	19a	99,996.
Infor-	<b>b</b> Distributions of other property	19b	,
mation	20 a Investment income	20a	1,710.
		1	,

**c** Other items and amounts (attach stmt)

20 b

21

See Statement 1

Ana	alysis of N	et Income (Loss) լ	per Returr	)						
1	Net income Schedule K	(loss). Combine Sche, lines 12 through 13d,	dule K, lines and 21	1 through 1	11. From	the res	ult, subtract the sun	n of	1	-3,299,054.
	Analysis by partner type:	(i) Corporate	(ii) Individ (active		(iii) Indiv (passiv		(iv) Partnership		xempt nization	(vi) Nominee/Other
i	General partners									
	partners	Dalamaa Chaada maa	-1,649,	527.	Daninni				ا که امدا	-1,649,527.
SCI	nedule L	Balance Sheets per	ROOKS		Beginni	ng of ta	_	(a)	End of t	
1	Cash	Assets		(a	1)	_	(b) 3,753.	(c)		(d) 3,907.
		and accounts receiva					3,733.			3, 301.
		nce for bad debts								
3										2,244,689.
4		nment obligations								
5		t securities					115.550			100 500
6		assets (attach stmt) Se ers (or persons related to pa				_	415,556.			437,530.
		nd real estate loans				_			-	
	0 0	ents (attach stmt)							-	
		nd other depreciable a		6,9	31,958	3.		9,20	1,403.	
ŀ	Less accum	ulated depreciation		1,5	53,029	).	5,378,929.	5,12	8,899.	4,072,504.
	•	assets								
		nulated depletion					1 400 400			1 400 450
	-	f any amortization) issets (amortizable onl			20 625	, –	1,438,479.	2	0 627	1,438,479.
	-	nulated amortization			29,627 8,112		21,515.	1	9,627. 2,344.	17,283.
		s (attach stmt)			0,112	•	21,313.	Δ.	2,344.	17,203.
		``````````````````````````````````````					7,258,232.		-	8,214,392.
	Lia	abilities and Capital								
		ayable								1.
16		es, bonds payable in less tha							-	
17		iabilities (attach stmt) S.e			-	1	641,288.			8,309.
18		urse loansrtners (or persons related to		_ 1	IIA				-	2 226 000
	· ·	res, bonds payable in 1 year (			la.		11,559,277.		-	2,226,000. 11,321,465.
20		s (attach stmt)					11,339,277.		-	11,321,403.
21		apital accounts					-4,942,333.		-	-5,341,383.
		ies and capital					7,258,232.		-	8,214,392.
Scl	nedule M-1	Reconciliation	of Income	(Loss) pe	er Book	s Wit	h Analysis of Ne	et Income	(Loss) p	
		Note: The partn	ership ma	y be requ	ired to	file S	chedule M-3. Se	e instructi	ons.	
1		(loss) per books		-3,299,	054.		come recorded on b			
2	Income incl	uded on Schedule K, I , 7, 8, 9a, 10, and 11,	ines 1,			11	cluded on Schedule (itemize):		_	
	recorded or	books this year (item	ize):			<b>a</b> Ta	x-exempt interest \$ _			
						_				
						<b>7</b> De	ductions included on Sche	edule K, lines 1	through	
3 4		yments (other than health ins ded on books this year not in				13	d, and 21, not charged aga ar (itemize):	ainst book incon	ne this	
•	on Schedule K	lines 1 through 13d, and 21	noradoa			<b>a</b> De	epreciation \$			
á	(itemize): Depreciation	\$					· -			
ŀ	n Iravel and					_				
	entertainment	\$					dd lines 6 and 7			
_	Add lines 1	through 4	+	-3,299,	054	<b>9</b> Ind	come (loss) (Analysis of N btract line 8 from line 5	let Income (Los	s), line 1).	-3,299,054.
		2 Analysis of Par				Ju	2.25t mio 0 nom mio 0			5,299,034.
1		beginning of year		-4,942,		<b>6</b> Di	stributions: <b>a</b> Cash			99,996.
		tributed: a Cash		3,000,				erty	L	22,230.
		<b>b</b> Property				<b>7</b> Ot	ner decreases (itemize):		•	
3		(loss) (see instruction	s)	-3,299,	054.	_				
4	Other increase	s (Itemize):				· -	dal linea Carrel 7			00 000
5	Add lines 1	through 4	+	-5,241,	387		dd lines 6 and 7 lance at end of year. Subt		L	99,996. -5,341,383.
BA		un sugn		J, 241,	PTPA0134			add mid 0 mom	J	Form <b>1065</b> (2022)
_,										

#### **SCHEDULE B-1** (Form 1065)

(Rev. August 2019) Department of the Treasury Internal Revenue Service

MILL VILLA MHC, LP

2009 through 2017))

## Information on Partners Owning 50% or More of the Partnership ► Attach to Form 1065.

Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2a (Question 3a for

OMB No. 1545-0123

Name of partnership

Part I

► Go to www.irs.gov/Form1065 for the latest information.

Employer identification number (EIN)

Complete columns (i) through (v) below for any foreign or domestic corp trust, tax-exempt organization, or any foreign government that owr capital of the partnership (see instructions).	oration, partnership as, directly or indirectly	(including any entity ctly, an interest of !	treated as a partners 50% or more in the	hip), profit, loss, or	
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital	
Part II Individuals or Estates Owning 50% or Mor	e of the Partner	ship (Form 106	5 Schedule R (	Question 2h	
(Question 3b for 2009 through 2017))					
Complete columns (i) through (iv) below for any individual or estate that loss, or capital of the partnership (see instructions).	owns, directly or ind	rectly, an interest of	50% or more in the p	T	
(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizer	(iv) Maximum Percentage Owned in Profit, Loss, or Capital		
	***-**-***	United State	es	50.000	
BAA For Paperwork Reduction Act Notice, see the Instructions fo	r Form 1065.	S	chedule <b>B-1</b> (Form 10	065) (Rev. 8-2019)	

PTPA1301L 07/18/19

Scl	nedule K-1	2022	F	inal K-1	Amende	d K-1	لا ع لا لا لا ط OMB No. 1545-0123
	rm 1065) rtment of the Treasury nal Revenue Service	For calendar year 2022, or tax year	Pa		artner's Share of eductions, Credit		
	eginning / / 2022 ending	/ /	1	Ordinary	ousiness income (loss)	14	Self-employment earnings (loss)
	rtner's Share of Income, Deduc	tions, Credits, etc.	2	Net rental	real estate income (loss)	<del> </del>	
	art I Information About the Pa	ırtnership	i		-1,650,382.		
	Partnership's employer identification		3	Other net	rental income (loss)	15	Credits
В	Partnership's name, address, city, sta	ate, and ZIP code	4a	Guarantee	d payments for services		
	MILL VILLA MHC, LP 18006 SKY PARK CIRCLE,	SUITE 200	4b		d payments for capital	16	Schedule K-3 is attached if checked
_	IRVINE, CA 92614	611-	4c	Total gu	uaranteed payments	17	Alternative minimum tax (AMT) items
C	IRS center where partnership filed return: e-		5	Interest	income		
D 	Check if this is a publicly traded p		<u> </u>	Oudinan	855.	<b>↓</b>	
	art II Information About the Partner's SSN or TIN (Do not use TIN of a disregarded		6a	Ordinar	y dividends		
E	*** - * * - * * *	entity. See instructions.)	6b	Qualifie	d dividends	18	Tax-exempt income and
F	Name, address, city, state, and ZIP code for parti	ner entered in E. See instructions.					nondeductible expenses
			6c	Dividen	d equivalents		
	18006 SKY PARK CIRCLE,	SUITE 200	7	Royaltie	es .		
G	IRVINE, CA 92614 General partner or LLC	Limited partner or other LLC member	8	Net short	term capital gain (loss)		
Н1		LLC member Foreign partner				19	Distributions
	X   If the partner is a disregarded entit	0 1	9a	Net long-t	erm capital gain (loss)		40.000
112	TIN ***-** Name	y (DE), enter the partner 3.	9b	Collecti	bles (28%) gain (loss)	<u> </u>	49,998.
11		vidual	,	1	000 (20 /0000)		
12	If this partner is a retirement plan (IRA/SEP/K		9с	Unrecaptu	red section 1250 gain	20	Other information
J			10	Not coo	tion 1231 gain (loss)	<u>A</u> _	<u>855.</u>
	Beginning Profit 50 %	Ending 50 %	10	net sec	11011 1231 Yall1 (1055)	AH*	STMT
	Loss 50 %	50 %	11	Other in	ncome (loss)		
	Capital 50 %	50 %				<u>N*</u>	STMT
	Check if decrease is due to sale or exchange of	partnership interest				<b>.</b> .	C TTV CTT
K	Partner's share of liabilities: <b>Beginning</b>	, Ending	12	Section	179 deduction	Z*	STMT Foreign taxes paid or accrued
	Nonrecourse \$	\$					l oreign taxes paid or accided
	Qualified nonrecourse financing	\$ 5,660,732.	13	Other d	eductions		
	Check this box if item K includes liability amounts from	lower-tier partnerships					
L	Partner's Capital Account	Analysis	 				
	Beginning capital account	ė _2 475 224					
	Capital contributed during the year	·	22	More th	an one activity for at-ris	k purpo	oses*
	Current year net income (loss)		23		an one activity for passi		
	Other increase (decrease) (attach explanation).	\$	*Se	e attac	hed statement for	addit	ional information.
	Withdrawals and distributions Ending capital account						
M	Did the partner contribute property wi	th a built-in gain (loss)?	γļu0				
	Yes X No If "Yes," attach sta	tement. See instructions.	For IRS Use				
N	Partner's Share of Net Unrecognized Sections Beginning		For				
	Ending	<u> </u>					

Schedule K-1 (Form 1065) 2022

Box 20, Code N **Business Interest Expense** Included as a Deduction on the Following Line(s)

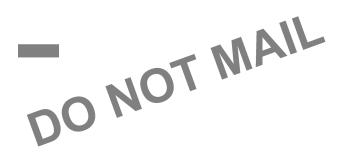
Below is deductible business interest expense for inclusion in the separate loss class for computing any basis limitation (defined in section 704(d), Regulation section 1.163(j)-6(h)).

Schedule K-1, line 2.....\$ 204,931.

Box 20, Code AH Section 163(j) Information

If you are required to file Form 8990 "Limitation on Business Interest Expense Under Section 163(j)" the following information will be necessary. See Form 8990 Instructions for more details.

Business Interest Expense 204,931.



\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

#### Statement A—QBI Pass-through Entity Reporting (Schedule K-1, Box 20, Code Z)

Partnership's name: MILL VILLA MHC,	LP		Partnership's EIN:			
Partner's name:			Partner's identif	fying number: * * * - * * - * * *		
	MILL VILLA MHC, LP					
	PTP	☐ PTP		PTP		
	Aggregated	Aggregat	ed	Aggregated		
Partner's share of:	SSTB	SSTB		SSTB		
QBI or qualified PTP items subject to partner	anacific determinations:					
Ordinary business income (loss)	-specific determinations:			1		
Rental income (loss)	-1,650,382.					
Royalty income (loss)	1,030,302.					
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property	5,040,364.					
Qualified REIT dividends	,					
·						
			-1			
	PTP	□ RTP	711-	PTP		
	Aggregated	Aggregat	red	Aggregated		
Partner's share of:	SSTB	SSTB		SSTB		
QBI or qualified PTP items subject to partner	-specific determinations:			1		
Ordinary business income (loss)						
Rental income (loss)						
Royalty income (loss)						
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property						

	nedule K-1	2022	F	inal K	·1	Amende	d K-1	OMB No. 1545-0123
	m 1065) tment of the Treasury		Pa	art III				ent Year Income,
ntern	tment of the Treasury al Revenue Service Fo	or calendar year 2022, or tax year		l				d Other Items
be	eginning / / 2022 ending	1 1	1	Ordina	ry business inco	me (loss)	14	Self-employment earnings (loss)
	tner's Share of Income, Deduct	ions, Credits, etc.	2	Net rei	ntal real estate ir	ncome (loss)	<b></b>	
	eparate instructions.  art I Information About the Par	tnerchin	<b>-</b>	INCC 101		550,382.		
	Partnership's employer identification n		3	Other	net rental income		15	Credits
						, ,		
В	Partnership's name, address, city, stat	te, and ZIP code	4a	Guarar	nteed payments f	or services		
	MILL VILLA MHC, LP		4b	Guarar	nteed payments f	or capital	16	Schedule K-3 is attached if checked
	18006 SKY PARK CIRCLE, S	SUITE 200	_	<b>-</b>			47	
_	IRVINE, CA 92614	C.1.1	4c	rotai	guaranteed p	payments	17	Alternative minimum tax (AMT) items
С	IRS center where partnership filed return: e-	file	5	Intere	est income		<del></del>	
D	Check if this is a publicly traded pa	artnership (PTP)				855.		
P	art II Information About the Pa	rtner	6a	Ordin	ary dividends			
Ε	Partner's SSN or TIN (Do not use TIN of a disregarded e	ntity. See instructions.)						
	***-**		6b	Quali	fied dividend	S	18	Tax-exempt income and nondeductible expenses
F	Name, address, city, state, and ZIP code for partner	er entered in E. See instructions.	C-	Divid		-4-		mondeductible expenses
			6c	Divid	end equivaler	IIS	<u> </u>	
			7	Roya	lties			
			′	Noya	11105			
G	General partner or LLC XL	imited partner or other LC member	8	Net sh	ort-term capital (	gain (loss)		
<del>1</del> 1							19	Distributions
		oreign partner	9a	Net lor	ng-term capital g	ain (loss)		
12	If the partner is a disregarded entity	(DE), enter the partner's:	Ole	Calla	atildas (2004)	ii (1 - 3)	_ <u>A</u> _	49,998.
11	TIN Name	' 1 1	9b	Colle	ctibles (28%)	gain (loss)		
11 12	What type of entity is this partner? <u>Indiv</u> If this partner is a retirement plan (IRA/SEP/Ker		9c	Unreca	ptured section 1	250 gain	20	Other information
J	Partner's share of profit, loss, and cap	- ·				g	Α	855.
,	Beginning	Ending	10	Net s	ection 1231 (	gain (loss)		
	Profit 50 %	50 %					AH*	STMT
	Loss 50 %	50 %	11	Othe	r income (los	s)		
	Capital 50 %	50 %					<u>N*</u> _	STMT
v	Check if decrease is due to sale or exchange of p Partner's share of liabilities:	artnership interest					Z*	STMT
n	Beginning	Ending	12	Secti	on 179 deduc	tion	21	Foreign taxes paid or accrued
	Nonrecourse \$	\$						
	Qualified nonrecourse financing	\$ 5,660,733.	13	Othe	r deductions			
	Recourse	<u> \$</u>		<b> </b>				
	Check this box if item K includes liability amounts from I							
L	Partner's Capital Account A	nalysis						
	Beginning capital account	\$ <b>-2.466.999</b> .						
	Capital contributed during the year		22	More	than one acti	vity for at-risl	k purpo	oses*
	Current year net income (loss)	\$ <u>-1,649,527.</u>	23					vity purposes*
	Other increase (decrease) (attach explanation).	\$	*S	ee att	ached state	ement for	addit	ional information.
	Withdrawals and distributions	49,998.)						
	Ending capital account							
M	Did the partner contribute property with		e Only					
	Yes X No If "Yes," attach state	ement. See instructions.	For IRS Use Only					
N	Partner's Share of Net Unrecognized Section	on 704(c) Gain or (Loss)	For					
	Beginning	· ———						
	Ending	<b>\$</b>	l					

Box 20, Code N
Business Interest Expense
Included as a Deduction on the Following Line(s)

Below is deductible business interest expense for inclusion in the separate loss class for computing any basis limitation (defined in section 704(d), Regulation section 1.163(j)-6(h)).

Box 20, Code AH Section 163(j) Information

If you are required to file Form 8990 "Limitation on Business Interest Expense Under Section 163(j)" the following information will be necessary. See Form 8990 Instructions for more details.

Business Interest Expense 204,931.



\*\*\*\*\*\*\*\*\*\*

#### Statement A—QBI Pass-through Entity Reporting (Schedule K-1, Box 20, Code Z)

Partnership's name: MILL VILLA MHC,			Partnership's EIN:			
Partner's name:			Partner's identifying number: ***-**-**			
	MILL VILLA MHC, LP					
	∏ PTP	□ PTP		□ PTP		
				L PIP		
	Aggregated	Aggregat	ed	Aggregated		
	☐ SSTB	SSTB		SSTB		
Partner's share of:	🖵					
QBI or qualified PTP items subject to partner	-specific determinations:	I.				
Ordinary business income (loss)	Ĺ					
Rental income (loss)	-1,650,382.					
Royalty income (loss)						
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property	5,040,365.					
Qualified REIT dividends						
_						
	PTP			☐ PTP		
	Aggregated	Aggregat	ed	Aggregated		
Partner's share of:	SSTB	SSTB		SSTB		
QBI or qualified PTP items subject to partner	avacific data unimation o					
Ordinary business income (loss)	-specific determinations:			T		
Rental income (loss)						
Royalty income (loss)						
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property						
ODIA OI Qualified property						

	nedule K-1	2022	F	inal K-	-1	Amende	d K-1	OMB No. 1545-0123
	rm 1065) rtment of the Treasury nal Revenue Service Foi		Pa	rt III				ent Year Income,
Interr		calendar year 2022, or tax year	1	Ordina	ry business inco			d Other Items Self-employment earnings (loss)
	eginning / / 2022 ending	/ /	'	Oruma	ry business inco	1116 (1022)	14	Sen-employment earnings (1055)
	tner's Share of Income, Deducti	ons, Credits, etc.	2	Net rer	ntal real estate in	ncome (loss)		
	art I Information About the Par							
Α	Partnership's employer identification no	umber	3	Other r	net rental income	e (loss)	15	Credits
В	Partnership's name, address, city, state	e, and ZIP code	4a	Guaran	iteed payments f	or services		
_		s, aa <u>_</u> codo		<b>G</b> alanan		0. 00. 1.000		
	MILL VILLA MHC, LP		4b	Guaran	iteed payments f	or capital	16	Schedule K-3 is attached if checked
	18006 SKY PARK CIRCLE, S	UITE 200	4c	Total	guaranteed	naumanta	17	
С	IRVINE, CA 92614  IRS center where partnership filed return: e-:	Filo	40	Total	guaranteeu	payments	17	Alternative minimum tax (AMT) items
			5	Intere	est income			
D	Check if this is a publicly traded pa			Oudin	and all datas at			
_	art II Information About the Par		6a	Orain	ary dividends	5		
Ε	Partner's SSN or TIN (Do not use TIN of a disregarded er	itity. See instructions.)	6b	Quali	fied dividend	S	18	Tax-exempt income and
F	Name, address, city, state, and ZIP code for partne	r entered in E. See instructions.						nondeductible expenses
			6с	Divide	end equivale	nts		
				<u> </u>				
	18006 Sky Park Circle, S	uite 200	7	Roya	Ities			
G	Irvine, CA 92614  X General partner or LLC	mited partner or other LC member	8	Net sh	ort-term capital	gain (loss)		
Н1							19	Distributions
	X Domestic partner $F$ $X$ If the partner is a disregarded entity	oreign partner	9a	Net lor	ng-term capital g	ain (loss)		
п∠	TIN ***-*** Name	(DE), enter the partners.	9b	Colle	ctibles (28%)	nain (loss)		
11	What type of entity is this partner? Indivi	dual	75	Conc	Clibics (2070)	gain (icas)		
12	If this partner is a retirement plan (IRA/SEP/Keo		9с	Unreca	ptured ect u 1	20 7	20	Other information
J	Partner's share of profit, loss, and capit	tal (see instructions):		1	1/1	<u> </u>		
	Beginning 8	Ending	16	) et s	ection 1231	gain (loss)		
	Profit % Loss %	%	11	Other	r income (los	s)		
	Capital %	%						
	Check if decrease is due to sale or exchange of pa	rtnership interest						
K	Partner's share of liabilities: <b>Beginning</b>	, Ending	12	Soction	on 179 deduc	otion	21	Favaina taura naid ay assuud
	Nonrecourse \$	\$	12	Section	on 179 deduc	ZUOTI	21	Foreign taxes paid or accrued
	Qualified nonrecourse financing	\$	13	Other	deductions			
	Recourse	<u> \$</u>						
	Check this box if item K includes liability amounts from lo	<u>_</u>						
L	Partner's Capital Account A	nalysis						
	Beginning capital account	.\$0.						
	Capital contributed during the year		22		than one acti			
	Current year net income (loss)  Other increase (decrease) (attach explanation)							vity purposes* cional information.
	Withdrawals and distributions		30	oc atti	acrica stat	CITICITE TOI	addit	ional imormation.
	Ending capital account							
М	Did the partner contribute property with	a built-in gain (loss)?	Only					
	Yes X No If "Yes," attach state		IRS Use Only					
N	Partner's Share of Net Unrecognized Section	on 704(c) Gain or (Loss)	For IR					
	Beginning							
	Ending	.\$						

#### **SCHEDULE M-3**

#### (Form 1065)

(Rev. December 2021) Department of the Treasury Internal Revenue Service

## Net Income (Loss) Reconciliation for Certain Partnerships

► Attach to Form 1065. ► Go to www.irs.gov/Form1065 for instructions and the latest information.

OMB No. 1545-0123

NATIT SATITA NICO ID	Employer Identification Humber							
MILL VILLA MHC, LP								
This Schedule M-3 is being filed because (check all that apply):  A The amount of the partnership's total assets at the end of the tax year is equal to \$10 million or more.								
— · · · · · · · · · · · · · · · · · · ·								
3 X The amount of the partnership's adjusted total assets for the tax year is equal to \$10 million or more. If box B is checked, enter the amount of adjusted total assets for the tax year 11,613,442.								
<u> </u>	The amount of total receipts for the tax year is equal to \$35 million or more. If box C is checked, enter the total receipts for							
Name of Reportable Entity Partner Identifying Num	ber Maximum Percentage Owned or Deemed Owned							
E Voluntary filer.								
Part I Financial Information and Net Income (Loss) Reconciliation  1 a Did the partnership file SEC Form 10-K for its income statement period ending with or within this tax year?	)							
Yes. Skip lines 1b and 1c and complete lines 2 through 11 with respect to that SEC Form 10-K								
<b>No.</b> Go to line 1b. See instructions if multiple non-tax-basis income statements are prepared. <b>b</b> Did the partnership prepare a certified audited non-tax-basis income statement for that period? <b>Compared to the property of the partnership in a compared to the property of the partnership prepared to the property of the partnership in a compared to the partnership prepared to the partnersh</b>								
Yes. Skip line 1c and complete lines 2 through 11 with respect to that income statement.								
No. Go to line 1c.								
c Did the partnership prepare a non-tax-basis income statement for that period?  Yes. Complete lines 2 through 11 with respect to that income statement.								
No. Skip lines 2 through 3b and enter the partnership's net income (loss) per its books and records or	line 4a							
	. III e 4a.							
2 Enter the income statement period: Beginning 1/01/22 Ending 12/31/22  3 a Has the partnership's income statement been restated for the income statement period on line 2?	<del></del>							
Yes. (If 'Yes', attach a statement and the amount of each item restated.)								
X No.								
<b>b</b> Has the partnership's income statement been restated for any of the 5 income statement periods in	mmediately preceding							
the period on line 2?	31							
Yes. (If 'Yes', attach a statement and the amount of each item restated.)								
X No.								
4 a Worldwide consolidated net income (loss) from income statement source identified on Part I, line 1	4a -3,299,054.							
<b>b</b> Indicate accounting standard used for line 4a. See instructions.								
1 GAAP 2 IFRS 3 Section 704(b)								
4 X Tax-basis 5 Other (specify) ►								
<b>5 a</b> Net income from nonincludible foreign entities (attach statement)	<u>5a (</u> )							
<b>b</b> Net loss from nonincludible foreign entities (attach statement and enter as a positive amount)								
6 a Net income from nonincludible U.S. entities (attach statement).								
<b>b</b> Net loss from nonincludible U.S. entities (attach statement and enter as a positive amount)								
<b>b</b> Net income (loss) of other U.S. disregarded entities (attach statement)								
8 Adjustment to eliminations of transactions between includible entities and								
nonincludible entities (attach statement).								
9 Adjustment to reconcile income statement period to tax year (attach statement)								
10 Other adjustments to reconcile to amount on line 11 (attach statement)								
11 Net income (loss) per income statement of the partnership. Combine lines 4a through 10								
12 Enter the total amount (not just the partnership's share) of the assets and liabilities of all entities included or removed on the	following lines.							
Total Assets Total Liabilities								
	55,775.							
a Included on Part I, line 4 8,214,392. 13,55 b Removed on Part I, line 5 c Removed on Part I, line 6	55,775.							

#### Form **1125-A**

(Rev. November 2018)

Department of the Treasury Internal Revenue Service

#### **Cost of Goods Sold**

► Attach to Form 1120, 1120-C, 1120-F, 1120S, or 1065.

► Go to www.irs.gov/Form1125A for the latest information.

OMB No. 1545-0123

Name	ipioyer identifi	cation number
MILL VILLA MHC, LP		
1 Inventory at beginning of year	1	
2 Purchases.	2	2,244,689.
3 Cost of labor	3	
4 Additional section 263A costs (attach schedule).	4	
5 Other costs (attach schedule)	5	
6 Total. Add lines 1 through 5	6	2,244,689.
7 Inventory at end of year	7	2,244,689.
8 Cost of goods sold. Subtract line 7 from line 6. Enter here and on Form 1120, page 1, line 2 or the appropriate line of your tax return. See instructions	8	
9 a Check all methods used for valuing closing inventory:  (i) Cost  (ii) Lower of cost or market  (iii) Other (Specify method used and attach explanation.) ►		
<ul> <li>b Check if there was a writedown of subnormal goods.</li> <li>c Check if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 97</li> <li>d If the LIFO inventory method was used for this tax year, enter amount of closing inventory computed under LIFO.</li> </ul>	0)	▶ []
e If property is produced or acquired for resale, do the rules of section 263A apply to the entity? See instru	uctions	Yes No
f Was there any change in determining quantities, cost, or valuations between opening and closing inventory? If "Yes," attach explanation.		Yes No
BAA For Paperwork Reduction Act Notice, see instructions.	Form '	1125-A (Rev. 11-2018)



## Depreciation and Amortization (Including Information on Listed Property) Attach to your tax return.

Department of the Treasury Internal Revenue Service Name(s) shown on return

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

OMB No. 1545-0172

Attachment Sequence No. 179

MILL VILLA MHC, LP							
Business or activity to which this form relate Form 8825, Rental Re		- MORTIE HOME C	∩MMIINIT TV				
Part I Election To Exp	ense Certain I	Property Under Se, complete Part V before	ction 179	Part I			
1 Maximum amount (see ins						1	1,080,000.
2 Total cost of section 179 p	•				ŀ	2	1,000,000.
3 Threshold cost of section 1		•	•		ŀ	3	2,700,000.
4 Reduction in limitation. Su			•	-	ŀ	4	
5 Dollar limitation for tax year	ar. Subtract line 4	from line 1. If zero or I	ess, enter -0 If	married filing			
separately, see instructions						5	
6 (a)	Description of property		(b) Cost (business	use only)	(c) Elected cost		
7 1:11	1.6	20					
7 Listed property. Enter the a						8	
<ul><li>8 Total elected cost of section</li><li>9 Tentative deduction. Enter</li></ul>						9	
10 Carryover of disallowed de						10	
11 Business income limitation					l l	11	
12 Section 179 expense dedu						12	
13 Carryover of disallowed de	duction to 2023.	Add lines 9 and 10, less	s line 12	. 13			
Note: Don't use Part II or Part II	I below for listed	property. Instead, use f	Part V.				
Part II Special Depreci	ation Allowan	ce and Other Depr	eciation (Don't	include listed	property. Se	ee instru	ıctions. <b>)</b>
14 Special depreciation allows tax year. See instructions.					during the	14	3,368,796.
15 Property subject to section						15	3,300,730.
16 Other depreciation (includi	ng ACRS)			/ / / / /		16	207,074.
		clude listed property. Se				.0	201,014.
Tarem magne bepree	iation (bontine	Section Sectio					
17 MACRS deductions for ass	ets placed in sep					17	
<b>18</b> If you are electing to group	any assets place	ed in service during the	tax year into one	e or more gen	eral 👝		
asset accounts, check here	э						
		in Service During 2022	_	1		System	
(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only — see instructions)	(d) Recovery period	<b>(e)</b> Convention	<b>(f)</b> Method		<b>(g)</b> Depreciation deduction
19 a 3-year property							
<b>b</b> 5-year property							
<b>c</b> 7-year property							
<b>d</b> 10-year property							
e 15-year property							
<b>f</b> 20-year property							
<b>g</b> 25-year property			25 yrs		S/L		
<b>h</b> Residential rental			27.5 yrs	MM	S/L		
property			27.5 yrs	MM	S/L		
i Nonresidential real			39 yrs	MM	S/L		
property				MM	S/L		
	Assets Placed in	n Service During 2022	Tax Year Using th	e Alternative	Depreciation	1 Syster	n
20 a Class life					S/L		
<b>b</b> 12-year			12 yrs		S/L		
<b>c</b> 30-year			30 yrs	MM	S/L		
<b>d</b> 40-year			40 yrs	MM	S/L		
Part IV Summary (See in	•					1	
21 Listed property. Enter amo						21	
<b>22 Total.</b> Add amounts from line 12 the appropriate lines of your return	, lines 14 through 17,	lines 19 and 20 in column (g)	, and line 21. Enter he	re and on		22	3 575 870

23 For assets shown above and placed in service during the current year, enter

Pai	rt V Listed	Property (Indon, or amuseme	clude automol	biles, certain othe	er vehicl	es, certa	ain a	ircra	aft, and	propert	y used	for enter	tainmer	nt,	r age <b>z</b>
	<b>Note:</b> Fo	or any vehicle for (a) through (c)	or which you a of Section A	are using the star , all of Section B,	and Se	ection C	if ap	plica	able.			·			b,
2/1:				er Information (Ca ent use claimed?		Yes	Instr		1			enger aut ce written?		Yes	No
	(a) Type of property (list vehicles first)	(b)  Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	Basis (busir	(e) for depreciness/investruse only)			(f) Recovery period	M	(g) ethod/ ethod/ ethod/	Depi dec	E sec	(i) lected tion 179 cost	
25	Special deprec	iation allowance	e for qualified	listed property p	laced in	service	duri	ng t	he tax y	ear and	25				
26	Property used			s use. See instruction in the suse in the	ctions						25				
27	Property used 5	50% or less in a	a qualified bus	siness use:											
28			-	h 27. Enter here a			_				28				
29	Add amounts in	n column (i), lin	e 26. Enter h	ere and on line 7, Section B – Info									29		
Com to yo	plete this sectio our employees, f	n for vehicles u irst answer the	sed by a sole questions in	proprietor, partn Section C to see						er,' or re	elated p this se	erson. I	f you pr those v	ovided vehicles.	ehicles
30	Total business/ during the year commuting mil	/investment mile r ( <b>don't</b> include es)		(a) Vehicle 1	Vehi	b) icle 2	\	(c /ehid	c) cle 3	<b>(</b> i Vehi	d) cle 4	Vehi	e) cle 5	Vehi	f) cle 6
31 32	Total commuting m	niles driven during t	he year nuting)					1	Δ	11					
33	Total miles driv		ear. Add		Yes	No	Ye		No	Yes	No	Yes	No	Yes	No
34		hours?		Yes No	ies	NO	16	;5	NO	162	NO	Tes	NO	res	NO
35	Was the vehicle than 5% owner	e used primarily or related pers	by a more son?												
36		cle available for													
Λnc	var thasa guasti			s for Employers						-	-	-	uho ara	n't more	than
5% (	owners or related	d persons. See	instructions.	an exception to	complet	ing Sect	.1011	D 10	r venici	es useu	by emp	oloyees v	who are	n t more	ulali
37	by your employ	ees?		that prohibits all p										Yes	No
38	Do you maintai employees? Se	n a written police the instruction	cy statement ns for vehicle	that prohibits pers s used by corpora	sonal us ate offic	se of veh ers, dire	icle:	s, ex s, or	cept co	mmutir more o	ig, by yo wners	our			
39 40	Do you provide	more than five	vehicles to ye	es as personal us our employees, o d?	btain in	formatio	n fro	m y	our em	oloyees	about t	he use o	of the		
41	Do you meet th	e requirements	concerning q	ualified automobi	le demo	onstratio	n us	e? S	See inst	ructions	S				
Pai	rt VI Amorti		39, 40, 01 41	is res, don't co	mpiete	Section	ם וכ	, (11)	e cover	eu veriic	,ics.				
ı u	·	(a) scription of costs		<b>(b)</b> Date amortization begins		(c) Amortizab amount			С	<b>d)</b> ode ction	p	(e) nortization eriod or rcentage		<b>(f)</b> Amortization for this year	
42	Amortization of	f costs that beg	ins during you	ur 2022 tax year (	see inst	tructions	):						I		
											+				
43		_	,	ur 2022 tax year.											, 232 .
44	Total. Add am	ounts in columr	n (f). See the	instructions for w	here to	report						. 44		4	,232.

#### Form **8825**

(Rev. November 2018)

Department of the Treasury Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

► Attach to Form 1065 or Form 1120S. ► Go to www.irs.gov/Form8825 for the latest information.

ivame						Em	oloyer iden	tification nu	mber
MII	L VILLA MHC, LP								
1	Show the type and address of each property value and days with personal use. See	ty. For instruc	each rental real estate property tions. See page 2 to list addi	/ listed, tional p	report the properties.	number of days	rented at	fair rental	
	Physical address of each property – str ZIP code	eet, ci	ty, state,		Type - see	- Enter code 1–8 page 2 for list	; Fa	ir Rental Days	Personal Use Days
Α	18717 MILL VILLA ROAD JAMESTOWN, CA 95327							365	
В									
С									
D									. – – – – –
					Prop	erties			
	Rental Real Estate Income		Α	В	1100	C			D
	Kentai Keai Estate ilicolle		<u> </u>						<u> </u>
2	Gross rents	2	1,937,405.						
	Rental Real Estate Expenses		, ,						
3	Advertising	3	10,101.						
	Auto and travel	4	40,802.						
	Cleaning and maintenance	5	968.						
6	Commissions	6							
7	Insurance	7	64,036.			11			
8	Legal and other professional fees	8	58,132.						
	Interest (see instructions)	9	409,862.	- 17					
10	Repairs	10	61,679.						
11	Taxes	11	139, 627.						
12	Utilities	12	587,975.						
13	Wages and salaries	13	140,552.						
14	Depreciation (see instructions)	14	3,575,870.						
	Other (list)								
S	ee Statement 4	45	148,565.						
_		15	,						
_									
	<del>-</del>								
16	Total expenses for each property.  Add lines 3 through 15	16	5,238,169.						
17	· ·		3,230,103.						
17	Income or (loss) from each property.  Subtract line 16 from line 2	17	-3,300,764.						
18 a	Total gross rents. Add gross rents from					I	. 18a	1	937,405.
	Total expenses. Add total expenses from								238,169.
	·						105	٠,	230,103.
19	Net gain (loss) from Form 4797, Part II, estate activities						. 19		
<b>20</b> a	Net income (loss) from rental real estate	activi	ties from partnerships, estate	es, and	trusts in v	which this			
	partnership or S corporation is a partner						. 20 a		
b	<b>b</b> Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a.								
	Attach a schedule if more space is need	ed.	<b></b>						
	(1) Name (2) Employer identification number								
21	Net rental real estate income (loss). Cor	mbine	lines 18a through 20a. Enter	the res	sult here a	nd on:	21	3,	300,764.
• Form 1065 or 1120S: Schedule K, line 2									

1	Show the type and address of each propert days with personal use. See instructions	y. For s.	, report the n	report the number of days at fair rental value and							
	Physical address of each property – strate, ZIP code		ty,		Type – see	Enter code 1–8; below for list	Fair Rental Days	Personal Use Days			
Ε											
F											
G											
Н											
					Prope	erties					
	Rental Real Estate Income		E	ı	F	G		Н			
2	Gross rents	2									
	Rental Real Estate Expenses										
3	Advertising	3									
4	Auto and travel										
5	Cleaning and maintenance	5									
6	Commissions	6									
7	Insurance	7									
8	Legal and other professional fees	8			1						
9	Interest (see instructions)				4						
10	Repairs	10									
11	Taxes										
12	Utilities	12									
13	Wages and salaries		011								
14	Depreciation (see instructions)	14	10 ·								
15	Other (list)										
		15									
		15									
16	Total expenses for each property. Add lines 3 through 15	16									
17	Income or (loss) from each property. Subtract line 16 from line 2	17									
	wable Codes for Type of Property				·						
	Single Family Residence										
	Multi-Family Residence										
	Vacation or Short-Term Rental										
-	Commercial										
	Land										
	Royalties										
	Self-Rental	·	205 as an a a								
ŏ – (	Other (include description with the code on F	orm 88	s∠o or on a separate state	errient)							

#### **Federal Statements**

Page 1

Client 9126

#### MILL VILLA MHC, LP

3/09/23 12:26PM

Statement 1 Form 1065, Schedule K, Line 20c Other Reportable Items

**Business Interest Expense (Informational Only for Basis Limitations)** 

Included as a Deduction on the Following Lines(s)

Schedule K, line 2.....\$ 409,862.

Statement 2 Form 1065, Schedule L, Line 6 **Other Current Assets** 

	<u>Beginning</u>	 Ending
Insurance Impound Repairs Impound Suspense Account Tax Impound Total	383,793. -3,767.	\$ 3,876. 387,213. -3,750. 50,191. 437,530.

Statement 3 Form 1065, Schedule L, Line 17 Other Current Liabilities	AIL.	
	Beginning	 Ending
Loans Payable Clearing Prepaid Rent Security Deposit Liabilities Total	\$ 636,000. 2,536. 2,752. \$ 641,288.	\$ 0. 4,215. 4,094. 8,309.

Statement 4 Form 8825, Line 15 **Other Expenses** 

Property A: 18717 MILL VILLA ROAD JAMESTOWN, CA 95327

Property B: Property C: Property D:

	<u> P1</u>	<u>roperty A</u>	Property B	<u>Property C</u>	<u>Property D</u>
Amortization	Ś	4,232.			
Gardening					
Licenses and Permits					
Management Fees		77,339.			
Pest Control					
Supplies		35,995.			
Telephone		3,280.			
Total		148,565.			

Form <b>1065</b>					Return of Par		come			OMB No. 1545-0123	
			For	calendar year 2	023, or tax year begi ending	nning . 20	, 2023,			2023	
Departme Internal F		e Treasury Service		Go to www.irs.g	ov/Form1065 for instru		test information	n.			
A Princ	cipal bu	siness activity							D	Employer identification no.	
RENT	AL										
<b>B</b> Princ	cipal pro	oduct or service	Туре	MILL VILI	A MHC, LP PARK CIRCLE,	כוודיים סמר	١		E	Date business started	
LAND			or Print	IRVINE, C	: PARK CIRCLE, :A 92614	2011F 200	)			/31/2016	
C Busi	ness co	de number							F	Total assets (see instruction	15)
5311	90								\$	9,073,710	) .
		plicable boxe	s: <b>(1)</b>	Initial return	(2) Final return	(3) Name cha	ange <b>(4)</b>	Address chang	_		•
<b>H</b> Che	eck ac	counting meth	nod: <b>(1)</b>	X Cash	(2) Accrual	(3) Other (	specify):				
					erson who was a par			year:			3
<b>J</b> Che	eck if	Schedules C a	and M-3 are	attached							
		partnership:			ties for section 465 a						ses
Caution					ses on lines 1a through						_
		•			<b>b</b> Less returns and all			_	1c	1,498,156	
	3	-	•		))				3	1,289,264	
1	4				erships, estates, and				3	208,892	•
N C O M E									4		
M	5				F (Form 1040))				5		
E	6	Net gain (loss Other income		m 4797, Part II,	line 17 (attach Form	4797)			6		
	7	(attach stater	nent)						7		
	8	Total income	(loss). Cor	mbine lines 3 th	rough 7				8	208,892	·
c	9				ers) (less employme	·			9		
S E E	10								10		
-	11								11		
N S T	12				l		1. 1.		12		
R	13 14	Tayor and lic	oncoc				<b>*</b>		13 14		_
D S	15	Interest (see	instructions	3)		J			15		
D S E D F U O C R	16 a	Depreciation	(if required	, attach Form 4	562)	16	Sa				
Ť					25-A and elsewhere o				16c		
ΟŢ				-	pletion.)				17		
S <sub>I</sub> T		•							18		
Ą		Employee be							19		
0	20				eduction (attach Forr				20		
N S	21 22				wn in the far right co				21		
	23				ract line 22 from line				22	208,892	
	24				d - completed long-				24	200,092	<u>· · · </u>
T A X	25				d – income forecast			-	25		
Α	26	BBA AAR im	puted unde	rpayment (see i	nstructions)				26		
Ñ D	27								27		
Р	28 29			•	1 27				28		
A Y	30				Form 3800				29 30		
A Y M E N	31				l line 30 is smaller th				31		
T	32	Overpaymen	<b>t.</b> If the sun	n of line 29 and	line 30 is larger than	n line 28, enter o	overpayment .		32		_
		Under penaltie	s of perjury, I o	declare that I have ex	camined this return, includinger (other than partner or lim	g accompanying sche	dules and statemer member) is based	nts, and to the l	pest of m	ny knowledge and belief, it i	s
Sign		knowledge.	ina compiete. L	becardion of propare	or (other than parties of infi	ned hability company	membery is basea	on all illionnati	May the	e IRS discuss this return	_
Here									with the	e preparer shown below?	_
				d liability company m		Т	Date		<u> </u>		υ
		Print/Type pre			Preparer's signature		Date	_	if	PTIN	
Paid		Jeff Fi			Jeff Fisher			self-emplo	oyed		_
Prepa		Firm's name			OPERTY GROUP	200		Firm's EIN			
Use C	niy	Firm's address		TNE CV 03		200		Phone no	0/10	4402300	

Sch	edule B	Other Information										
1	What type of	entity is filing this return? Chec	k the applicable bo	X:							Yes	No
а	Domestic	general partnership	<b>b</b> X Domestic limi	ted pa	artnership							
С	Domestic	c limited liability company	<b>d</b> Domestic limi	ted lia	ability partnership							
е	Foreign p	partnership	f Other:									
2	At the end of	f the tax year:										
а	Did any foreig	n or doméstic corporation, partner	ship (including any e	entity t In inter	reated as a partner rest of 50% or more	rship), e in th	trust, or tax nrofit loss	exempt or capital o	f			
	the partnershi	or any foreign government own, dip? For rules of constructive owner	ship, see instructions	s. If "Y	es," attach Schedu	ule B-1	, Information	on Partners	<b>;</b>			
	3	or More of the Partnership										Х
b	Did any individual	dual or estate own, directly or indir For rules of constructive ownership	rectly, an interest of	50% 0	or more in the profit	t, loss,	or capital of	the Partners				
	Owning 50%	or More of the Partnership									Χ	
3	At the end of	f the tax year, did the partnershi	p:									
а	Own directly 2	20% or more, or own, directly or in foreign or domestic corporation? It	directly, 50% or more	e of th	ie total voting powe vnershin, see instri	er of al	l classes of :	stock entitled Implete (i)				
	through (iv) b	pelow										Х
		(i) Name of Corporation			(ii) Employe	er	(iii) Co	untry of	(i	v) Per		je
					ldentificatio Number (if ar		Incorp	oration	,	Own Voting		
					rvamber (ii ai	197				voting	Otoci	
b	Own directly a	an interest of 20% or more, or own	, directly or indirectly	y, an i	nterest of 50% or r	nore ir	the profit, I	oss, or capita	al			
	in any foreign	or domestic partnership (including	an entity treated as	s a par	rtnership) or in the	benefi	cial interest	of a trust? Fo	or			v
	rules of cons	structive ownership, see instructi	ons. If "Yes," comp		·· · · · · · · · · · · · · · · · · · ·							X
		(i) Name of Entity			(ii) Employer Identification	(II	i) Type of Entity	(iv) Count Organiza	ry of I		Maxim rcenta	
					lumber (if any)	. 1		- · · g - · · · - ·		Owne	d in F	Profit,
						A	11			LOSS,	or Ca	apitai
					- NA				$\overline{}$			
					<del>. 7   14  </del>							
			- 1		<del>) \</del>							
4	Does the par	rtnership satisfy all four of the fo	ollowing conditions	?		1		l			Yes	No
а	The partners	ship's total receipts for the tax ye	ear were less than	\$250,	000.							
b	The partners	ship's total assets at the end of	the tax year were le	ess th	an \$1 million.							
c	Schedules K-	1 are filed with the return and furn	ished to the partners	s on or	before the due da	te (inc	ludina exten:	sions)				
		ership return.				(		,				
C		ship is not filing and is not requi										Х
	If "Yes," the pitem L on So	partnership is not required to comp	ilete Schedules L, M	-1, and	d M-2; item F on pa	age 1 (	of Form 1065	; or				
5		ership a publicly traded partners	thin as defined in s	section	n 469(k)(2)?							Х
	· · · · · · · · · · · · · · · · · · ·		•									Λ
6	During the ta	ax year, did the partnership have principal amount of the debt?	any debt that was	cano	celed, was forgive	n, or h	nad the tern	ns modified	so as	to		Х
7		nership filed, or is it required to file										- 21
,	any reportab	nership filed, or is it required to file ble transaction?	;, Form 8918, Materia	aı Adv 	isor Disclosure Sta	itemen	t, to provide	information (	)N 			Х
8		luring calendar year 2023, did the										
	a financial a	ccount in a foreign country (suc	h as a bank accour	nt, sec	curities account, c	or othe	r financial a	account)? S	ee			
		for exceptions and filing required BAR). If "Yes," enter the name of			114, Report of Fo	reign l	3ank and F	inancial				v
0	· · · · · · · · · · · · · · · · · · ·	luring the tax year, did the partners	<u> </u>		from or was it the	granto	r of or trans	foror to a				X
9		? If "Yes," the partnership may l							eign			
		Receipt of Certain Foreign Gifts.										X
10 a		ership making, or had it previous						" enter the	effecti	ve		
		election					· · · · · <u> </u>					Х
L		ions for details regarding section year, did the partnership make a		diuetm	nent under section	n 7/13/	h)? If "Vac	" enter the t	ntal			
L		et positive amount \$								)		
		ion 743(b) adjustments for all pa							- – – -	/		
		nowing the computation and allo		-	·							Х

Sch	nedule B Other Information (continued)	Yes	No
C	For this tax year, did the partnership make an optional basis adjustment under section 734(b)? If "Yes," enter the total aggregate net positive amount \$ and the total aggregate net negative amount \$() of such section 734(b) adjustments for all partnership property made in the tax year. The partnership must also attach a statement showing the computation and allocation of each basis adjustment. See instructions		Х
c	For this tax year, is the partnership required to adjust the basis of partnership property under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," enter the total aggregate amount of such section 743(b) adjustments and/or section 734(b) adjustments for all partners and/or partnership property made in the tax year\$		
	attach a statement showing the computation and allocation of the basis adjustment. See instructions		Х
	Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year).		
	At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		Х
	If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect to Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached.  See instructions		
14	Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership		Х
15	Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return		
16 a	Did you make any payments in 2023 that would require you to file Form(s) 1099? See instructions	Χ	
b	If "Yes," did you or will you file required Form(s) 1099?	Χ	
17	Enter the number of Forms 5471, Information Return of U.S. Persons With Respect to Certain Foreign Corporations, attached to this return.		
18	Enter the number of partners that are foreign governments under section 892. 0		
19	During the partnership's tax year, did the partnership make any payments that would require it to file Forms 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		Х
20	Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		Х
21	Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?		Χ
22	During the tax year, did the partnership pay or accrue any interest or royalty for which one or more partners are not allowed a deduction under section 267A? See instructions		Х
23	Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions	Х	
24	Does the partnership satisfy one or more of the following? See instructions		Х
t c	The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense.  The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$29 million and the partnership has business interest expense.  The partnership is a tax shelter (see instructions) and the partnership has business interest expense.  If "Yes" to any, complete and attach Form 8990.		
25	Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund?		Х
	Enter the number of foreign partners subject to section 864(c)(8) as a result of transferring all or a portion of an interest in the partnership or of receiving a distribution from the partnership		
27	At any time during the tax year, were there any transfers between the partnership and its partners subject to the		
28	disclosure requirements of Regulations section 1.707-8?.  Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties constituting a trade or business of your partnership, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the partners held more than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions.		X
	Percentage: By vote: By value:		Χ
	Is the partnership required to file Form 7208 relating to the excise tax on repurchase of corporate stock (see instructions):  Under the applicable foreign corporation rules?		Х

FOIL	11 1005 (2023)	MILL VILLA MHC, LP	Г	age 4			
Sc	hedule B	Other Information (continued)	Yes	No			
	b Under the covered surrogate foreign corporation rules?						
	If "Yes," to either (a) or (b), complete Form 7208, Excise Tax on Repurchase of Corporate Stock. See the instructions for Form 7208.						
30	At any time of	luring this tax year, did the partnership (a) receive (as a reward, award, or payment for property or services);					
	or (b) sell, ex	change, or otherwise dispose of a digital asset (or financial interest in a digital asset)? See instructions		X			
31	Is the partne	ship electing out of the centralized partnership audit regime under section 6221(b)? See instructions.		Х			
	If "Yes," the	partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III,					
	line 3						
	If "No," compl	ete Designation of Partnership Representative below.	-				

**Designation of Partnership Representative** (see instructions)

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Name of PR				
U.S. address of PR	18006_SKY_PARK_CIRCLE, SUITE_200 IRVINE, CA 92614	U.S. phone number of PR	(949) 440-2300	
If the PR is an entity	, name of the designated individual for the PR			
U.S. address of designated individual	18006 Sky Park Circle, Suite 200 Irvine, CA 92614	U.S. phone number of designated individual	(949) 440-2300	

PTPA0112 07/03/23 Form **1065** (2023)



Form 1065	5 (2023) MILL VILLA MHC, LP		Page 5
Schedu	Ile K Partners' Distributive Share Items	T	otal amount
,	1 Ordinary business income (loss) (page 1, line 23)	1	208,892.
	2 Net rental real estate income (loss) (attach Form 8825)	2	-275,307.
	3a Other gross rental income (loss)		•
	<b>b</b> Expenses from other rental activities (attach stmt)		
	c Other net rental income (loss). Subtract line 3b from line 3a.	3с	
	4 Guaranteed payments: a Services 4a b Capital 4b		
	c Total. Add lines 4a and 4b	4 c	
Income	5 Interest income.	5	35,095.
(Loss)	6 Dividends and dividend equivalents: a Ordinary dividends	6a	
	b Qualified dividends 6b c Dividend equivalents 6c		
		7	
	7 Royalties	7 8	
	9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9 a	
	b Collectibles (28%) gain (loss).   9b	Ja	
	c Unrecaptured section 1250 gain (attach statement) 9c		
	10 Net section 1231 gain (loss) (attach Form 4797)	10	
		<b>-</b>	
	11 Other income (loss) (see instructions) Type:	11	
	12 Section 179 deduction (attach Form 4562).	12	
	13a Cash contributions.	13a	
Deduc-	<b>b</b> Noncash contributions	13b	
tions	c Investment interest expense.	13c	
	d Section 59(e)(2) expenditures: (1) Type: (2) Amount:	13d(2)	
	e Other deductions (see instructions) Type:	13e	
Self-	14a Net earnings (loss) from self-employment	14a	
Employ- ment	<b>b</b> Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	
	15a Low-income housing credit (section 42(j)(5)).  b Low-income housing credit (other)  c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15a	
	<b>b</b> Low-income housing credit (other)	15b	
Credits	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type:	15d	
	e Other rental credits (see instructions)	15e	
	f Other credits (see instructions) Type:	15f	
	16 Attach Schedule K-2 (Form 1065), Partners' Distributive Share Items—International, and check		
International	this box to indicate that you are reporting items of international tax relevance		
	17 a Post-1986 depreciation adjustment	17a	
	<b>b</b> Adjusted gain or loss	17b	
Alternative Minimum	c Depletion (other than oil and gas).	17c	
Tax (AMT)	<b>d</b> Oil, gas, and geothermal properties – gross income	17d	
Items	e Oil, gas, and geothermal properties – deductions.	17e	
	f Other AMT items (attach stmt).	17f	
	18a Tax-exempt interest income	18a	
	<b>b</b> Other tax-exempt income	18b	
0.1	c Nondeductible expenses	18c	420.
Other Infor-	19a Distributions of cash and marketable securities	19a	1,507,996.
mation	<b>b</b> Distributions of other property	19b	
	20 a Investment income	20a	35,095.
	<b>b</b> Investment expenses	20 b	

See Statement 1

21

**c** Other items and amounts (attach stmt)

Allalysis of I	vet income (Loss)	per Keturi	I				
1 Net incom Schedule	e (loss). Combine Sche K, lines 12 through 13e,	dule K, lines and 21	s 1 through 11. Fron	n the res	sult, subtract the sum	n of 1	-31,320.
2 Analysis by partner type:	2 Analysis by partner type: (i) Corporate (ii) Individual (active				(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other
<b>a</b> General partners							
<b>b</b> Limited partners		-15	,660.				-15,660.
Schedule L	Balance Sheets per	r Books	Beginn	ing of ta	ax year	End of t	ax year
	Assets		(a)		(b)	(c)	(d)
					3,907.		1,265,382.
<del></del>	es and accounts receiva						
	vance for bad debts				2 244 600		1 070 202
	rnment obligations				2,244,689.	-	1,879,203.
	pt securities					-	
	t assets (attach stmt) Se				437,530.	-	412,206.
7 a Loans to par	tners (or persons related to pa	rtners)			2017001	-	/
<b>b</b> Mortgage	and real estate loans						161,816.
	ments (attach stmt)						
	and other depreciable a		9,201,40			9,405,127.	
	mulated depreciation		5,128,89	9.	4,072,504.	5,501,554.	3,903,573.
	e assetsmulated depletion						
	of any amortization)				1,438,479.		1,438,479.
	assets (amortizable onl		29,62	7	1,430,479.	29,627.	1,430,479.
•	mulated amortization		12,34		17,283.	16,576.	13,051.
13 Other ass	ets (attach stmt)		==/==		=:,/=551	= = 7 = - = -	
14 Total asse	ets				8,214,392.		9,073,710.
	iabilities and Capital				- 1		
	payable						
	otes, bonds payable in less that liabilities (attach stmt) $S\epsilon$				10000	-	1 41 4 000
	course Ioans				8,309.	-	1,414,828.
					2 226 000	-	
	partners (or persons related to otes, bonds payable in 1 year		U IA		2,226,000.	-	11 075 001
	es (attach stmt)				11,321,465.	-	11,075,001.
	capital accounts				-5,341,383.	-	-3,416,119.
	lities and capital				8,214,392.	-	9,073,710.
	-1 Reconciliation		(Loss) per Boo	ks Wit		t Income (Loss) n	
	Note: The partr	ership ma	ay be required to	file S	chedule M-3. See	e instructions.	
1 Net incom	e (loss) per books		-31,740.	<b>6</b> In	come recorded on bo	ooks this vear not	
2 Income in	cluded on Schedule K, I	ines 1,	02/:100	in	cluded on Schedule		
2, 3c, 5, 6	a, 7, 8, 9a, 10, and 11, on books this year (item	not			l (itemize): ix-exempt interest \$		
recorded	on books this year (item	120).		<b>u</b> ia		. – – – – – – – –	
	payments (other than health in:			<b>7</b> De	eductions included on Sche e, and 21, not charged aga	dule K, lines I through inst book income this	
4 Expenses red	orded on books this year not i K, lines 1 through 13e, and 21	ncluded		Ve.	ar (itemize):		
(itemize).				a De	epreciation \$_		
<b>a</b> Depreciation	\$						
<b>b</b> Travel and entertainmen	t \$			0 -	 dd lines 6 and 7		
Statem		420.	420.	-	come (loss) (Analysis of N	L.	
	1 through 4		-31,320.	Su	ibtract line 8 from line 5		-31,320.
	-2 Analysis of Par					Ш.	,
	t beginning of year		-5,341,383.	<b>6</b> Di			1,507,996.
2 Capital co	ntributed: a Cash		3,465,000.		·	erty	
<b>3</b> NI=1 '	<b>b</b> Property		04 000	<b>7</b> Ot	her decreases (itemize):		
	e (loss) (see instruction	S)	-31,320.	_	+ 2 + 2 = 2 = -		400
	ses (itemize):			8 A	tatement 5 dd lines 6 and 7		420. 1,508,416.
5 Add lines	1 through 4	. – – – +	-1,907,703.	_		ract line 8 from line 5	-3,416,119.
BAA	<u> </u>	<u> </u>		4 07/03/2	-		Form <b>1065</b> (2023)
							, ,

#### **SCHEDULE B-1** (Form 1065)

(Rev. August 2019) Department of the Treasury Internal Revenue Service

MILL VILLA MHC, LP

2009 through 2017))

## Information on Partners Owning 50% or More of the Partnership ► Attach to Form 1065.

Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2a (Question 3a for

OMB No. 1545-0123

Name of partnership

Part I

► Go to www.irs.gov/Form1065 for the latest information.

Employer identification number (EIN)

Complete columns (i) through (v) below for any foreign or domestic corp trust, tax-exempt organization, or any foreign government that owr capital of the partnership (see instructions).	poration, partnership ns, directly or indire	(including any entity ctly, an interest of !	treated as a partners 50% or more in the	hip), profit, loss, or
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
Part II Individuals or Estates Owning 50% or Mor (Question 3b for 2009 through 2017))	e of the Partner	ship (Form 106	5, Schedule B, (	Question 2b
Complete columns (i) through (iv) below for any individual or estate that loss, or capital of the partnership (see instructions).	own <b>s, d</b> irectly or ind	irectly, an interest of	50% or more in the μ	orofit,
(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizer	nship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
	***-**-***	United State	es	50.000
BAA For Paperwork Reduction Act Notice, see the Instructions fo	r Form 1065.	S	chedule B-1 (Form 10	065) (Rev. 8-2019)

	nedule K-1	2023	F	inal K	·1	Amende	d K-1	OMB No. 1545-0123
	m 1065)	2025	Pa	rt III				ent Year Income,
ntern	tment of the Treasury al Revenue Service For	calendar year 2023, or tax year			Deduction	1s, Credit	s, and	d Other Items
be	eginning / / 2023 ending	1 1	1	Ordina	ry business inco	me (loss)	14	Self-employment earnings (loss)
ar	tner's Share of Income, Deducti	ons. Credits. etc.				04,446.		
ee s	eparate instructions.		2	Net rer	ntal real estate ir			
	art I Information About the Par					37,653.		
Α	Partnership's employer identification ne	umber	3	Other i	net rental income	(loss)	15	Credits
				_				L
В	Partnership's name, address, city, state	e, and ZIP code	4a	Guarar	nteed payments fo	or services		
			41	0		21.1	10	
	MILL VILLA MHC, LP		4b	Guarar	nteed payments fo	or capital	16	Schedule K-3 is attached if checked
	18006 SKY PARK CIRCLE, S	UITE 200	4-	Takal			17	Alternative minimum ten (ANAT) items
_	IRVINE, CA 92614		4c	Total	guaranteed p	bayments	17	Alternative minimum tax (AMT) items
С	IRS center where partnership filed return: e-	_	5	Intere	est income		<b></b> -	
D	Check if this is a publicly traded pa	rtnership (PTP)		IIIICI	est income	17,547.		
Pa	art II Information About the Par		6a	Ordin	ary dividends	11,341.		
Ε	Partner's SSN or TIN (Do not use TIN of a disregarded en	ntity. See instructions.)			,			
	***-**-		6b	Quali	fied dividends	S	18	Tax-exempt income and
F	Name, address, city, state, and ZIP code for partne	r entered in E. See instructions.						nondeductible expenses
			6c	Divid	end equivaler	nts	С	210.
					·		- <u>-</u> -	
	18006 SKY PARK CIRCLE, S	UITE 200	7	Roya	Ities			
_	IRVINE, CA 92614	incited markers or other						
G	General partner or LLC  member-manager  L	imited partner or other LC member	8	Net sh	ort-term capital (	gain (loss)		
<b>-</b> 11		oreign partner					19	Distributions
12	$\mathbf{x}$ If the partner is a disregarded entity	(DE), enter the partner's:	9a	Net lor	ng-term capital g	ain (loss)		
	TIN ***-** Name						<u>A</u> _	753,998.
11	What type of entity is this partner? Indiv	i dua l	9b	Colle	ctibles (28%)	gain (loss)		
 I2	If this partner is a retirement plan (IRA/SEP/Ked				1411			
J	Partner's share of profit, loss, and capital		9c	Unreca	ptured section 12	250 gain	20	Other information
_	Beginning	Ending	10	Nata	ection 1231 g	unin (lann)	_ <u>A</u> _	<u>17,547.</u>
	Profit 50 %	50 <sup>%</sup>	10	ivers	ection izai g	Jaii (1055)	7 ⊤↓	СТМТ
	Loss 50 %	50 %	11	Other	r income (loss	5)	AJ*	STMT
	Capital 50 %	50 %	''	0 (110)	111001110 (100	٥,	N*	STMT
	Check if decrease is due to:	0						51111
V1	Sale or Exchange of partnership interest.	See instructions.					*	STMT
Νı	Partner's share of liabilities: <b>Beginning</b>	Ending	12	Secti	on 179 deduc	tion	21	Foreign taxes paid or accrued
	Nonrecourse \$	\$						
	Qualified nonrecourse financing \$ 5,660,732.	\$ 5,537,500.	13	Other	r deductions			
	Recourse \$	\$		J				
K2	Check this box if item K1 includes liability amount partnerships.	ts from lower-tier						
K3	Check if any of the above liability is subject to guarantee			<b>_</b>				
	payment obligations by the partner. See instruction							
L	Partner's Capital Account A Beginning capital account			1				
	Capital contributed during the year	\$ 1 722 EDD	22	_	than one acti			
	Current year net income (loss)		<b>23</b>	_	than one acti			ional information.
	Other increase (decrease) (attach explanation)	\$ -210.	36	c all	acrieu State	=111 <b>=</b> 111 101	auuil	וטוומו ווווטוווומנוטוו.
	See Attached Withdrawals and distributions	\$( 753,998.)						
	Ending capital account	. ———						
M	Did the partner contribute property with		e Only					
	Yes X No If "Yes," attach state		IRS Use On					
N	Partner's Share of Net Unrecognized Section		For					
	Beginning							
	Ending	· <del></del>						

Schedule K-1 (Form 1065) 2023

Item L **Partner's Capital Account Analysis** Other Increase (Decrease)

**Other Decrease** 

Non-Deductible Expenses.....

Total \$ 210.

**Box 20** Other Information

Continued from Schedule K-1

Stmt ZZ\* Stmt

\* Descriptive Information

Aggregate Business Activity Gross Income.....\$ 1,800,129. Aggregate Business Activity Total Deductions 1,188,704.

Box 20, Code N **Business Interest Expense** Included as a Deduction on the Following Line(s)

Below is deductible business interest expense for inclusion in the separate loss class for computing any basis limitation (defined in section  $704\,(d)$ , Regulation section  $1.163\,(j)-6\,(h)$ ).

Schedule K-1, line 2..... 200,575.

Box 20, Code ZZ Section 163(i) Information

If you are required to file Form 8990 "Limitation on Business Interest Expense Under Section 163(j)" the following information will be necessary. See Form 8990 Instructions for more details.

Business Interest Expense 200,575. Adjusted Taxable Income..... 184,915.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

#### Statement A—QBI Pass-through Entity Reporting (Schedule K-1, Box 20, Code Z)

Partnership's name: MILL VILLA MHC,	LP		Partnership's EIN:			
Partner's name:			Partner's identifying number: ***-**-**			
	MILL VILLA MHC, LP					
	PTP	☐ PTP		PTP		
	Aggregated	Aggregat	ed	Aggregated		
	□ SSTB	SSTB		□ SSTB		
Partner's share of:						
QBI or qualified PTP items subject to partner	specific determinations:			<u> </u>		
Ordinary business income (loss)	104,446.					
Rental income (loss)	-137,653.					
Royalty income (loss)	137,033.					
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property	5,135,997.					
Qualified REIT dividends	3,100,331.					
	PTP	□ PTP	711-	РТР		
	Aggregated	Aggregat	ed	Aggregated		
Partner's share of:	SSTB	SSTB		SSTB		
QBI or qualified PTP items subject to partner	specific determinations:	ı		1		
Ordinary business income (loss)						
Rental income (loss)						
Royalty income (loss)						
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property						

Sch	nedule K-1	2022	Fi	inal K-1	Amended	d K-1	OMB No. 1545-0123
Fori	m 1065)	2023	<u>ш</u>	rt III Partn	ner's Share of (	Curre	ent Year Income,
epar nterna	rtment of the Treasury nal Revenue Service For	r calendar year 2023, or tax year			ictions, Credits	s, and	
be	eginning / / 2023 ending	/ /	1	Ordinary busine	ess income (loss)	14	Self-employment earnings (loss)
	tner's Share of Income, Deducti	ons, Credits, etc.	2	Not rontal roal (	104,446. estate income (loss)	<u> </u>	
	eparate instructions.  art I Information About the Part	tnerchin	_	NEL TEIILAI TEAT C	-137,654.		
	Partnership's employer identification nu		3	Other net rental		15	Credits
• -			l '		. ,		
В	Partnership's name, address, city, state	e, and ZIP code	4a	Guaranteed payr	ments for services	<del>   </del>	
			L'	<u> </u>			
	MILL VILLA MHC, LP		4b	Guaranteed payr	ments for capital	16	Schedule K-3 is attached if checked
	18006 SKY PARK CIRCLE, ST	UITE 200	4c	Total quarar	stand navmente	17	
^	IRVINE, CA 92614	E11.	40	Tolai yuaran	nteed payments	17	Alternative minimum tax (AMT) items
C	IRS center where partnership filed return: e-f  Check if this is a publicly traded partnership filed return:		5	Interest inco	ome	<del> </del>	
D		' ` '	<b>i</b> '		17,548.		
	art II Information About the Par		6a	Ordinary div	idends	†	
Ł	Partner's SSN or TIN (Do not use TIN of a disregarded en	itity. See instructions.)	Ĺˈ				
F	Name, address, city, state, and ZIP code for partner	r entered in F. See instructions.	6b	Qualified div	ridends	18	Tax-exempt income and nondeductible expenses
•	maille, dudiess, only, state, and Zir code for partition	Tellicion III E. 000 monuono.	Ļ'			_	· ·
			6c	Dividend equ	uivalents	_ <u>C</u> _	210.
			<del></del>	Davialting		]	
			7	Royalties			
G	General partner or LLC Li member-manager	imited partner or other LC member	8	Net short-term	capital gain (loss)		
11		oreign partner	l		amp 9. ( ,	19	Distributions
·· 12	If the partner is a disregarded entity	· ·	9a	Net long-term c	apital gain (loss)	1 1	
14	TIN Name	(DL), effici the parties of	Ĺ'			<u>A</u> _	753,998.
l1		i dua l	9b	Collectibles	(28%) gain (loss)	<b>[</b>	[
	What type of entity is this partner? <u>Indivi</u> If this partner is a retirement plan (IRA/SEP/Keo			TW	1000	20	00 1 6 10 10 10
	Partner's share of profit, loss, and capit		9c	Unrecaptured se	ection 1250 gain	20	Other information
•	Beginning	Ending	10	Not caction	1231 gain (loss)	<u> A</u> _	17,548.
	Profit 50 %	50 %	10	Net Section	1231 yallı (1055)	7\ T*	STMT
	Loss 50 %	50 %	11	Other incom	e (loss)	<u> </u>	21111
	Capital 50 % Check if decrease is due to:	50 %	l '		•	N*	STMT
	Sale or Exchange of partnership interest.	See instructions.	l				22
<b>K</b> 1	Partner's share of liabilities:		<u> </u>			*	STMT
	Beginning	Ending	12	Section 179	deduction	21	Foreign taxes paid or accrued
	Nonrecourse \$  Qualified nonrecourse \$ 5 6 6 0 733	\$ 5,537,501.	12	Other deduc	1:		
	financing \$ 5,660,733.	\$ 5,537,501.	13	Other deduc	tions		
K2	Check this box if item K1 includes liability amount	ts from lower-tier	<u> </u> '	<del> </del>			
	partnerships		l '				
ΝS	payment obligations by the partner. See instruction		l				
L	Partner's Capital Account Ar		l'				
	Beginning capital account		22		ne activity for at-risk		
	Capital contributed during the year Current year net income (loss)		23	_	ne activity for passiv		
	Other increase (decrease) (attach explanation)		*Se	e attached	statement for	addit	tional information.
	See Attached	d	l				
	Withdrawals and distributions  Ending capital account	753,998.) \$ -1,703,892.	l				
М	Did the partner contribute property with	a huilt-in gain (loss)?	Use Only				
141	Yes $\overline{X}$ No If "Yes," attach state	ement. See instructions.	IRS Use				
N	Partner's Share of Net Unrecognized Sectio		For				
•-	Beginning		l				
	Endina	Ś	1				

Schedule K-1 (Form 1065) 2023

Item L
Partner's Capital Account Analysis
Other Increase (Decrease)

**Other Decrease** 

Non-Deductible Expenses.....

Total \$ 210.

Box 20 Other Information

Continued from Schedule K-1

 $Z^*$  Stmt  $ZZ^*$ 

\* Descriptive Information

Box 20, Code N
Business Interest Expense
Included as a Deduction on the Following Line(s)

Below is deductible business interest expense for inclusion in the separate loss class for computing any basis limitation (defined in section  $704\,(d)$ , Regulation section  $1.163\,(j)-6\,(h)$ ).

Box 20, Code ZZ Section 163(j) Information

If you are required to file Form 8990 "Limitation on Business Interest Expense Under Section 163(j)" the following information will be necessary. See Form 8990 Instructions for more details.

Business Interest Expense. 200,575. Adjusted Taxable Income. 184,915.

\*\*\*\*\*\*\*\*\*\*

#### Statement A—QBI Pass-through Entity Reporting (Schedule K-1, Box 20, Code Z)

Partnership's name: MILL VILLA MHC,	LP		Partnership's EIN:			
Partner's name:			Partner's identifying number:			
	MILL VILLA MHC, LP					
	PTP	PTP		 		
	Aggregated	Aggregat	ed	Aggregated		
	SSTB	SSTB		□ SSTB		
Partner's share of:						
QBI or qualified PTP items subject to partner	specific determinations:			• · · · · · · · · · · · · · · · · · · ·		
Ordinary business income (loss)	104,446.					
Rental income (loss)	-137,654.					
Royalty income (loss)						
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property	5,135,998.					
Qualified REIT dividends						
		1				
			-1			
	PTP	□ RTP		PTP		
	Aggregated	☐ Aggregat	ad	Aggregated		
	Aggregated	Aggregat	eu	Aggregated		
Partner's share of:	SSTB	SSTB		SSTB		
QBI or qualified PTP items subject to partner	specific determinations:	1		ı		
Ordinary business income (loss)						
Rental income (loss)						
Royalty income (loss)						
Section 1231 gain (loss)						
Other income (loss)						
Section 179 deduction						
Other deductions						
W-2 wages						
UBIA of qualified property						

	nedule K-1	2023	F	inal K-	1	Amended	d K-1	OMB No. 1545-0123
	m 1065)	2023	Pa	ırt III				ent Year Income,
ntern	tment of the Treasury al Revenue Service	For calendar year 2023, or tax year			<b>Deductio</b>	ns, Credits	s, and	d Other Items
be	eginning / / 2023 ending	1 1	1	Ordina	ry business inco	ome (loss)	14	Self-employment earnings (loss)
Par	tner's Share of Income, Deduc	tions, Credits, etc.						
See s	eparate instructions.		2	Net rer	ital real estate i	ncome (loss)		
	art I Information About the Pa		Ļ	0.1		41 \		0 17
Α	Partnership's employer identification	number	3	Other r	net rental incom	e (loss)	15	Credits
_		1 1710 1	4-				L	L
В	Partnership's name, address, city, st	ate, and ZIP code	4a	Guaran	teed payments t	for services		
			4la	0	tood normants t	fau aanital	10	Schedule K-3 is attached if
	MILL VILLA MHC, LP		4b	Guaran	teed payments t	for capital	16	checked
	18006 SKY PARK CIRCLE,	SUITE 200	4-	Takal			17	Alternative minimum to (ANAT) items
_	IRVINE, CA 92614	61.7	4c	Total	guaranteed	payments	17	Alternative minimum tax (AMT) items
С	IRS center where partnership filed return: e		5	Intere	est income			<u></u>
D	Check if this is a publicly traded	partnership (PTP)	J	IIIICIC	St income			
P	art II Information About the P		6a	Ordin	ary dividend	S		<u></u>
Ε	Partner's SSN or TIN (Do not use TIN of a disregarded	entity. See instructions.)			. ,			
	***-**-		6b	Quali	fied dividend	ls	18	Tax-exempt income and
F	Name, address, city, state, and ZIP code for part	ner entered in E. See instructions.						nondeductible expenses
			6c	Divide	end equivale	nts		
					•			
	18006 Sky Park Circle,	Suite 200	7	Royal	ties			
	<u>Irvine, CA 92614</u>	1	1					
G	X General partner or LLC member-manager	Limited partner or other LLC member	8	Net sho	ort-term capital	gain (loss)		
H1		Foreign partner					19	Distributions
	$ \mathbf{x} $ If the partner is a disregarded enti		9a	Net Ion	ıg-term capital ç	gain (loss)		
12	TIN ***-** Name						L	L
11			9b	Collec	ctibles (28%)	) gain (loss)		
12	If this partner is a retirement plan (IRA/SEP/k	vidual						
J	Partner's share of profit, loss, and ca	- · · · · · · · · · · · · · · · · · · ·	9с	Unreca	ptured section 1	250 gain	20	Other information
J	Beginning	Ending						L
	Profit %	%	10	Net s	ection 1231	gain (loss)		
	Loss %	8	11	Other	inaana (laa	>	<u> </u>	
	Capital %	%	11	Other	income (los	is)		
	Check if decrease is due to:	<del></del>						
	Sale or Exchange of partnership interes	st. See instructions.						
K1	Partner's share of liabilities: <b>Beginning</b>	Ending	12	Section	on 179 dedu	ction	21	Foreign taxes paid or accrued
	Nonrecourse \$	\$	'-	Occin	511 17 <b>5</b> acaa	Ction		li oreign taxes paid or accided
	Qualified nonrecourse financing \$	\$	13	Other	deductions			<u> </u>
	Recourse \$	\$						
K2	Check this box if item K1 includes liability amo	unts from lower-tier						
кз	partnerships							
	payment obligations by the partner. See instruc	tions						
L	Partner's Capital Account	-						
	Beginning capital account		22			ivity for at-risk		
	Capital contributed during the year							vity purposes*
	Current year net income (loss)		*Se	ee atta	ached stat	ement for	addit	ional information.
	Other increase (decrease) (attach explanation).	\$					· <u> </u>	
	Withdrawals and distributions	· · · — — — — — — — — — — — — — — — — —						
	Ending capital account		à					
M	Did the partner contribute property w		IRS Use Only					
	Yes X No If "Yes," attach sta		or IRS					
N	Partner's Share of Net Unrecognized Sec		۳					
	Beginning	\$						
	Ending	S	1					

#### **SCHEDULE M-3**

(Form 1065)

(Rev. December 2021) Department of the Treasury Internal Revenue Service Name of partnership

### Net Income (Loss) Reconciliation for Certain Partnerships

► Attach to Form 1065. ► Go to www.irs.gov/Form1065 for instructions and the latest information.

Name of partnership	Employer	identification number
MILL VILLA MHC, LP		
This Schedule M-3 is being filed because (check all that apply):		
A The amount of the partnership's total assets at the end of the tax year is equal	to \$10 million or more.	
B X The amount of the partnership's adjusted total assets for the tax year is equal amount of adjusted total assets for the tax year 12,489,829.	to \$10 million or more. If box B is	checked, enter the
The amount of total receipts for the tax year is equal to \$35 million or more. If the tax year	box C is checked, enter the total r	receipts for
An entity that is a reportable entity partner with respect to the partnershi more in the partnership's capital, profit, or loss, on any day during the ta	p owns or is deemed to own an x year of the partnership.	interest of 50% or
Name of Reportable Entity Partner	Identifying Number	Maximum Percentage Owned or Deemed Owned
		-
E Voluntary filer.	1	
	4:	
Part I Financial Information and Net Income (Loss) Reconcilia		
1 a Did the partnership file SEC Form 10-K for its income statement period ending with Yes. Skip lines 1b and 1c and complete lines 2 through 11 with respect to	•	
<b>No.</b> Go to line 1b. See instructions if multiple non-tax-basis income state <b>b</b> Did the partnership prepare a certified audited non-tax-basis income stateme	ent for that period?	
Yes. Skip line 1c and complete lines 2 through 11 with respect to that inc	come statement.	
No. Go to line 1c.	12	
c Did the partnership prepare a non-tax-basis income statement for that period  Yes. Complete lines 2 through 11 with respect to that income statement.	- n DIV	
	la la la sad vacando en line de	
No. Skip lines 2 through 3b and enter the partnership's net income (loss) per it		
2 Enter the income statement period: Beginning 1/01/23 Er  3 a Has the partnership's income statement been restated for the income statement pe	nding 12/31/23	
Yes. (If 'Yes', attach a statement and the amount of each item restated.)		
X No.		
<b>b</b> Has the partnership's income statement been restated for any of the 5 incom the period on line 2?	ie statement periods immediatel	ly preceding
Yes. (If 'Yes', attach a statement and the amount of each item restated.)		
X No.		
4 a Worldwide consolidated net income (loss) from income statement source idea	atified on Port I line 1	<b>4a</b> -31 740
<b>b</b> Indicate accounting standard used for line 4a. See instructions.	illied on Fart I, lille 1	4a -31,740.
1 GAAP 2 IFRS 3 Section 704(b)		
4 X Tax-basis 5 Other (specify) ►		
		F <sub>0</sub>
<b>5 a</b> Net income from nonincludible foreign entities (attach statement)		
<b>b</b> Net loss from nonincludible foreign entities (attach statement and enter as a positive amount) <b>6 a</b> Net income from nonincludible U.S. entities (attach statement)		<del></del>
<b>b</b> Net loss from nonincludible U.S. entities (attach statement)		<u> </u>
<b>7 a</b> Net income (loss) of other foreign disregarded entities (attach statement)		<del> </del>
<b>b</b> Net income (loss) of other IO-Sign disregarded entities (attach statement)		
8 Adjustment to eliminations of transactions between includible entities and		1.5
nonincludible entities (attach statement).		8
9 Adjustment to reconcile income statement period to tax year (attach stateme		
10 Other adjustments to reconcile to amount on line 11 (attach statement)		
11 Net income (loss) per income statement of the partnership. Combine lines 4		11 -31,740.
Note: Part I, line 11 must equal Part II, line 26, column (a); or Form 1065, So instructions.	chedule M-1, line 1. See	
12 Enter the total amount (not just the partnership's share) of the assets and liabilities of all entities	included or removed on the following line	98.
Total Assets	Total Liabilities	7
<b>a</b> Included on Part I, line 4 9,073,710.	12,489,829.	.]
<b>b</b> Removed on Part I, line 5	==, -00, 000	1
c Removed on Part I. line 6		7
d Included on Part I, line 7		

### Form **1125-A**

(Rev. November 2018)

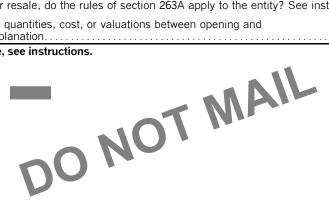
Department of the Treasury Internal Revenue Service

#### **Cost of Goods Sold**

► Attach to Form 1120, 1120-C, 1120-F, 1120S, or 1065.

► Go to www.irs.gov/Form1125A for the latest information.

Ivallie	<b>'</b>	Imployer la	enuncation	number	
MILL V	VILLA MHC, LP				
1 Inve	entory at beginning of year		1	2,244,	689.
<b>2</b> Pur	rchases		2	923,	,778.
3 Cos	st of labor		3		
<b>4</b> Addi	itional section 263A costs (attach schedule).		4		
5 Oth	ner costs (attach schedule)		5		
6 Tot	al. Add lines 1 through 5		6	3,168,	467.
<b>7</b> Inve	entory at end of year		7	1,879,	,203.
арр	Lower of cost or market		8	1,289,	264.
<b>b</b> Che	eck if there was a writedown of subnormal goods			▶	
<b>d</b> If th	eck if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 9 ne LIFO inventory method was used for this tax year, enter amount of closing inventory computed der LIFO	Ī	9d	▶ [	
<b>e</b> If p	roperty is produced or acquired for resale, do the rules of section 263A apply to the entity? See inst	ructions		Yes	No
	s there any change in determining quantities, cost, or valuations between opening and sing inventory? If "Yes," attach explanation		_ 	Yes [	] ]No
BAA For	r Paperwork Reduction Act Notice, see instructions.	Fo	rm <b>1125-</b>	(Rev. 11-	2018)



# Depreciation and Amortization (Including Information on Listed Property) Attach to your tax return.

Department of the Treasury Internal Revenue Service Name(s) shown on return

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

OMB No. 1545-0172

Attachment Sequence No.

Identifying number

	L VILLA MHC, LP							
	ss or activity to which this form relate							
	m 8825, Rental Re							
Par	Election To Exp Note: If you have ar	ense Certain I ny listed property,	Property Under Sec complete Part V before	ction 179 e you complete P	art I.			
1	Maximum amount (see inst	tructions)					1	1,160,000.
2	Total cost of section 179 pr	roperty placed in	service (see instructions	s)			2	
3	Threshold cost of section 1	79 property befor	e reduction in limitation	(see instructions	s)		3	2,890,000.
4	Reduction in limitation. Sul						4	
5	Dollar limitation for tax year						_	
6	separately, see instructions	S		(b) Cost (business	uco only)	(c) Elected cost	5	
	(a)	Description of property		(D) Cost (business	use only)	(C) Elected cost		
7	Listed property. Enter the a	amount from line	29		7		-	
8	Total elected cost of section						8	
9	Tentative deduction. Enter						9	
10	Carryover of disallowed de						10	
11	Business income limitation						11	
12	Section 179 expense deduc	ction. Add lines 9	and 10, but don't enter	more than line 1	1. <u></u>		12	
13	Carryover of disallowed dec				. 13			
Note	: Don't use Part II or Part III	below for listed	oroperty. Instead, use P	Part V.				
Par	t II Special Deprecia	ation Allowan	ce and Other Depre	eciation (Don't	include list	ted property. S	ee inst	tructions.)
14	Special depreciation allowatax year. See instructions.					ice during the	14	151,937.
15	Property subject to section				\\.\.\.\.\.\		15	,
16	Other depreciation (including						16	137,427.
Par	t III MACRS Deprec	iation (Don't inc	lude listed property. Se	e instructions.)				•
	-	•	Section					
17	MACRS deductions for ass	ets placed in serv	rice in tax years beginni	ing before 2023.			17	81,826.
17 18	MACRS deductions for ass If you are electing to group asset accounts, check here	any assets place	ed in service during the	tax year into one	or more g	jeneral	17	81,826.
	If you are electing to group asset accounts, check here	any assets place	ed in service during the	tax year into one	e or more g	jeneral		
	If you are electing to group asset accounts, check here	any assets place	ed in service during the	tax year into one	e or more g	leneral  I Depreciation (f)		
18	If you are electing to group asset accounts, check here Section B  (a)  Classification of property	any assets place  - Assets Placed  (b) Month and year placed	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use	tax year into one Tax Year Using to	e or more g	leneral  Il Depreciation (f)		m (g) Depreciation
18 	If you are electing to group asset accounts, check here Section B  (a) Classification of property  3-year property	any assets place  - Assets Placed  (b) Month and year placed	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use	tax year into one Tax Year Using to	e or more g	leneral  Il Depreciation (f)		m (g) Depreciation
18	If you are electing to group asset accounts, check here  Section B  (a) Classification of property  3-year property	any assets place  - Assets Placed  (b) Month and year placed	in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)	Tax Year Using to (d) Recovery period	the Genera (e) Convention	l Depreciation  Method		m (g) Depreciation deduction
19 a	If you are electing to group asset accounts, check here Section B  (a) Classification of property  3-year property	any assets place  - Assets Placed  (b) Month and year placed	in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)	Tax Year Using to (d) Recovery period	the Genera (e) Convention	l Depreciation  Method		m (g) Depreciation deduction
19 a	If you are electing to group asset accounts, check here Section B  (a) Classification of property  3-year property	any assets place  - Assets Placed  (b) Month and year placed	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.	Tax Year Using to (d) Recovery period	the Genera (e) Convention	l Depreciation  Method		(g) Depreciation deduction
19 a b c d	If you are electing to group asset accounts, check here Section B  (a) Classification of property  3-year property	any assets place  - Assets Placed  (b) Month and year placed	in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)	tax year into one  Tax Year Using to (d)  Recovery period	the Genera (e) Convention	In Depreciation  Method  S/L		m (g) Depreciation deduction
19 a b c d e f	If you are electing to group asset accounts, check here Section B  (a) Classification of property  3-year property	any assets place  - Assets Placed  (b) Month and year placed	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.	tax year into one  Tax Year Using to (d)  Recovery period	the Genera (e) Convention	In Depreciation  Method  S/L		(g) Depreciation deduction
19 a b c c d e f g	If you are electing to group asset accounts, check here Section B  (a) Classification of property  3-year property	any assets place  - Assets Placed  (b) Month and year placed	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.	tax year into one  Tax Year Using to (d)  Recovery period  5	the Genera (e) Convention	In Depreciation  S/L  S/L		(g) Depreciation deduction
19 a b c c d e f g	If you are electing to group asset accounts, check here Section B  (a) Classification of property 3-year property	any assets place  - Assets Placed  (b) Month and year placed	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.	tax year into one  Tax Year Using to (d) Recovery period  5  15  25 yrs	the Genera (e) Convention MQ MQ	In I		(g) Depreciation deduction
19 a b c d e f	If you are electing to group asset accounts, check here Section B  (a) Classification of property  3-year property	any assets place  - Assets Placed  (b) Month and year placed	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.	tax year into one  Tax Year Using to (d) Recovery period  5  15  25 yrs 27.5 yrs	the Genera (e) Convention MQ MQ	In Depreciation  S/L  S/L  S/L  S/L		(g) Depreciation deduction
19 a b c d e f	If you are electing to group asset accounts, check here seems to accounts, check here seems to accounts, check here seems to account a seem to account a see	any assets placed  — Assets Placed  (b) Month and year placed in service	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.  35,986.	tax year into one  Tax Year Using to (d) Recovery period  5  15  25 yrs 27.5 yrs 27.5 yrs 39 yrs	the Genera (e) Convention MQ MQ MM MM MM MM	S/L     S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L     S/L   S/L     S/L     S/L     S/L     S/L	Syste	(g) Depreciation deduction  250.
19 a b c d e f	If you are electing to group asset accounts, check here seems to accounts, check here seems to accounts, check here seems to account a seem to account a see	any assets placed  — Assets Placed  (b) Month and year placed in service	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.	tax year into one  Tax Year Using to (d) Recovery period  5  15  25 yrs 27.5 yrs 27.5 yrs 39 yrs	the Genera (e) Convention MQ MQ MM MM MM MM	S/L     S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L     S/L   S/L     S/L     S/L     S/L     S/L	Syste	(g) Depreciation deduction  250.
19 a b c c d e e f g h	If you are electing to group asset accounts, check here seems to accounts, check here seems to accounts, check here seems to account a seem to account a see	any assets placed  — Assets Placed  (b) Month and year placed in service	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.  35,986.	tax year into one  Tax Year Using to (d) Recovery period  5  15  25 yrs 27.5 yrs 27.5 yrs 39 yrs	the Genera (e) Convention MQ MQ MM MM MM MM	S/L	Syste	(g) Depreciation deduction  250.
19 a b c c d e f g h	If you are electing to group asset accounts, check here Section B  (a) Classification of property 3-year property	any assets placed  — Assets Placed  (b) Month and year placed in service	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.  35,986.	Tax Year Using to (d) Recovery period  5  15  25 yrs 27.5 yrs 27.5 yrs 27.5 yrs 39 yrs  ax Year Using the	the Genera (e) Convention MQ MQ MM MM MM MM	S/L	Syste	(g) Depreciation deduction  250.
19 a b c c d d e f g h i 20 a b c c	If you are electing to group asset accounts, check here Section B  (a)  Classification of property  3-year property.  5-year property.  10-year property.  20-year property.  25-year property.  Residential rental property.  Nonresidential real property.  Section C —  Class life.  12-year.  30-year.	any assets placed  — Assets Placed  (b) Month and year placed in service	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.  35,986.	tax year into one  Tax Year Using to (d) Recovery period  5  15  25 yrs 27.5 yrs 27.5 yrs 39 yrs  fax Year Using the  12 yrs 30 yrs	the Genera (e) Convention MQ MQ MM	S/L	Syste	(g) Depreciation deduction  250.
19 a b c c d d e e f g b c c d d e c d d e c d d e c d d e c d d e c d d e c d d e c d d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e	If you are electing to group asset accounts, check here Section B  (a)  Classification of property  3-year property.  5-year property.  10-year property.  15-year property.  20-year property.  25-year property.  Residential rental property.  Nonresidential real property.  Section C —  Class life.  12-year.  30-year.	any assets placed  (b) Month and year placed in service	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.  35,986.	Tax Year Using to (d) Recovery period  5  15  25 yrs 27.5 yrs 27.5 yrs 27.5 yrs 39 yrs  ax Year Using the	the Genera (e) Convention MQ MQ MM	S/L	Syste	(g) Depreciation deduction  250.
19 a b c c d d e f g h i 20 a b c c	If you are electing to group asset accounts, check here Section B  (a) Classification of property 3-year property. 5-year property. 10-year property. 20-year property. 20-year property. Residential rental property. Nonresidential real property.  Section C — Class life. 12-year. 30-year. 40-year.  Summary (See in	Assets Placed  (b) Month and year placed in service  Assets Placed in service	in Service during the in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.  35,986.	tax year into one  Tax Year Using to (d) Recovery period  5  15  25 yrs 27.5 yrs 27.5 yrs 39 yrs  fax Year Using the  12 yrs 30 yrs	the Genera (e) Convention MQ MQ MM	S/L     S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L     S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L     S/L   S/L   S/L   S/L     S/L     S/L     S/L       S/L	System of the sy	(g) Depreciation deduction  250.
19 a b c c d d e e f f g h c c d d e e c d d e e c d d e e c d d e e e c d e e e e	If you are electing to group asset accounts, check here Section B  (a) Classification of property 3-year property. 5-year property. 10-year property. 20-year property. 20-year property. Residential rental property. Nonresidential real property.  Section C — Class life. 12-year. 30-year. 40-year. Listed property. Enter amo	Assets Placed  (b) Month and year placed in service  Assets Placed in service	in Service During 2023 (c) Basis for depreciation (business/investment use only — see instructions)  1,999.  35,986.	Tax Year Using to (d) Recovery period  5  15  25 yrs 27.5 yrs 27.5 yrs 39 yrs  ax Year Using the 12 yrs 30 yrs 40 yrs	the Genera (e) Convention MQ MQ MM	S/L     S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L     S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L     S/L   S/L   S/L   S/L     S/L     S/L     S/L       S/L	Syste	(g) Depreciation deduction  250.
19 a b c c d d e f g h c c d d e c d d e c d d e c d d e c d d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c d e c	If you are electing to group asset accounts, check here Section B  (a) Classification of property 3-year property. 5-year property. 10-year property. 20-year property. 20-year property. Residential rental property. Nonresidential real property.  Section C — Class life. 12-year. 30-year. 40-year.  Summary (See in	Assets Placed  (b) Month and year placed in service  Assets Placed in service  Assets Placed in service	in Service during the in Service During 2023  (c) Basis for depreciation (business/investment use only — see instructions)  1,999.  35,986.  Service During 2023 T	Tax Year Using to (d) Recovery period  5  15  25 yrs 27.5 yrs 27.5 yrs 27.5 yrs 39 yrs  Fax Year Using the 12 yrs 30 yrs 40 yrs  and line 21. Enter he	the Genera (e) Convention MQ MQ MM	S/L     S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L   S/L     S/L     S/L     S/L     S/L     S/L       S/L	System of the sy	(g) Depreciation deduction  250.

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A. a Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)  24 a Do you have decimed to support the knownsor/inventional to the control of th	Pai	rt V Listed Property (Include aut recreation, or amusement.)	omobi	iles, cert	ain othe	r vehicl	es, cert	ain a	ircra	aft, and	proper	ty used	for enter	rtainmer	nt,	
Section A — Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles)  42 a Dy you be revidence to support the business/investment use claimed)		Note: For any vehicle for which	ou ar	e using	the stan	dard mi	leage ra	ate o	r de	ducting	lease e	expense	, comple	ete only	24a, 24	b,
(c) (d) (b) (b) (b) (b) (b) (b) (b) (b) (b) (b											limits fo	or passe	enger au	tomobile	es. <b>)</b>	
Type of inventing (lest whices from) absorbance of causified itself property placed in service during the tax year and subset of the tax of the service during the tax year and subset of the tax of the service during the tax year and subset of the tax of the service during the tax year and subset of the tax of the service during the tax year and subset of the tax of the service during the tax year and subset of the tax of the service during the tax year and subset of the tax of the service during the tax year and subset of the tax of the service during the tax year and subset of the tax of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during the tax year and subset of the service during of the service during the se	24 a	a Do you have evidence to support the business/inv	estmen	t use claim	ed?	[	Yes		No	<b>24b</b> If	'Yes,' is t	he eviden	ce written?	[	Yes	No
used more than 50% in a qualified business use:  25 Property used fore than 50% in a qualified business use:  27 Property used 50% or less in a qualified business use:  28 Add amounts in column (f), lines 25 through 27. Enter here and on line 21, page 1.  29 Add amounts in column (f), lines 25 through 27. Enter here and on line 21, page 1.  29 Add amounts in column (f), lines 25 through 27. Enter here and on line 21, page 1.  29 Add amounts in column (f), lines 25 through 27. Enter here and on line 77, page 1.  29 Add amounts in column (f), lines 25 through 27. Enter here and on line 77, page 1.  29 Add amounts in column (f), lines 25 through 27. Enter here and on line 21, page 1.  29 Vehicle 1		Type of property  (list vehicles first)  Date placed  Business investmen	nt	Cost	or	(busin	for depreci ess/investi		ļ	Recovery		1ethod/	Dep	reciation		lected tion 179
27 Property used more than 50% in a qualified business use:  28 Add amounts in column (n), lines 25 through 27. Enter here and on line 21, page 1	25															
28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1  29 Add amounts in column (ii), lines 26. Enter here and on line 7, page 1  Section B - Information on Use of Vehicles  Complete this section for vehicles used by a sole proprietor, partner, or other 'more than 5% owner,' or related person. If you provided vehicles, in Section 1 or see if you meet an exception to completing this section for those vehicles.  30 Total business/investment miles driven during the year (don't include commuting miles)  31 Total commuting miles driven during the year.  31 Total commuting miles driven during the year. Add lines 30 through 32  32 Total other personal (noncommuting)  33 Total miles driven during the year. Add lines 30 through 32  34 Was the vehicle available for personal use during off-duty hours?.  35 Was the vehicle available for personal use during off-duty hours?.  36 Is another vehicle available for personal use?  37 Section C – Questions for Employers Who Provide Vehicles for Use by Their Employees  Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons.  38 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.  39 Do you maintain a written policy statement that prohibits personal use of vehicles, including commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.  40 Do you provide more than five vehicles to your employees about the use of the vehicles, and retain the information received?  41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.  42 Amortization  43 Amortization of costs that begins during your 2023 tax year (see instructions):	26	•				tions						25				
28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1  29 Add amounts in column (ii), lines 26. Enter here and on line 7, page 1  Section B - Information on Use of Vehicles  Complete this section for vehicles used by a sole proprietor, partner, or other 'more than 5% owner,' or related person. If you provided vehicles, in Section 1 or see if you meet an exception to completing this section for those vehicles.  30 Total business/investment miles driven during the year (don't include commuting miles)  31 Total commuting miles driven during the year.  31 Total commuting miles driven during the year. Add lines 30 through 32  32 Total other personal (noncommuting)  33 Total miles driven during the year. Add lines 30 through 32  34 Was the vehicle available for personal use during off-duty hours?.  35 Was the vehicle available for personal use during off-duty hours?.  36 Is another vehicle available for personal use?  37 Section C – Questions for Employers Who Provide Vehicles for Use by Their Employees  Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons.  38 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.  39 Do you maintain a written policy statement that prohibits personal use of vehicles, including commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.  40 Do you provide more than five vehicles to your employees about the use of the vehicles, and retain the information received?  41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.  42 Amortization  43 Amortization of costs that begins during your 2023 tax year (see instructions):																
28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1  29 Add amounts in column (ii), lines 26. Enter here and on line 7, page 1  Section B - Information on Use of Vehicles  Complete this section for vehicles used by a sole proprietor, partner, or other 'more than 5% owner,' or related person. If you provided vehicles, in Section 1 or see if you meet an exception to completing this section for those vehicles.  30 Total business/investment miles driven during the year (don't include commuting miles)  31 Total commuting miles driven during the year.  31 Total commuting miles driven during the year. Add lines 30 through 32  32 Total other personal (noncommuting)  33 Total miles driven during the year. Add lines 30 through 32  34 Was the vehicle available for personal use during off-duty hours?.  35 Was the vehicle available for personal use during off-duty hours?.  36 Is another vehicle available for personal use?  37 Section C – Questions for Employers Who Provide Vehicles for Use by Their Employees  Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons.  38 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.  39 Do you maintain a written policy statement that prohibits personal use of vehicles, including commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.  40 Do you provide more than five vehicles to your employees about the use of the vehicles, and retain the information received?  41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.  42 Amortization  43 Amortization of costs that begins during your 2023 tax year (see instructions):																
28 Add amounts in column (ii), lines 25 through 27. Enter here and on line 21, page 1  29 Add amounts in column (ii), lines 26. Enter here and on line 7, page 1  Section B - Information on Use of Vehicles  Complete this section for vehicles used by a sole proprietor, partner, or other 'more than 5% owner,' or related person. If you provided vehicles, in Section 1 or see if you meet an exception to completing this section for those vehicles.  30 Total business/investment miles driven during the year (don't include commuting miles)  31 Total commuting miles driven during the year.  31 Total commuting miles driven during the year. Add lines 30 through 32  32 Total other personal (noncommuting)  33 Total miles driven during the year. Add lines 30 through 32  34 Was the vehicle available for personal use during off-duty hours?.  35 Was the vehicle available for personal use during off-duty hours?.  36 Is another vehicle available for personal use?  37 Section C – Questions for Employers Who Provide Vehicles for Use by Their Employees  Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons.  38 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.  39 Do you maintain a written policy statement that prohibits personal use of vehicles, including commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.  40 Do you provide more than five vehicles to your employees about the use of the vehicles, and retain the information received?  41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.  42 Amortization  43 Amortization of costs that begins during your 2023 tax year (see instructions):	27	Property used 50% or less in a qualified	d husi	ness use	7.											
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1.		Troperty used 50% or less in a qualified	2 5051	11033 436	·											
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1.																
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1.						<u> </u>						1				
Section B – Information on Use of Vehicles  Complete this section for vehicles used by a sole proprietor, partner, or other more than 5% owner, or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.  30 Total business/investment miles driven during the year (don't include commuting miles)  31 Total commuting miles driven during the year.  32 Total other personal (noncommuting)  33 Total miles driven during the year. Add lines 30 through 32.  44 Was the vehicle available for personal use during off-duty hours?  35 Was the vehicle available for personal use during off-duty hours?  36 Is another vehicle available for personal use?  Section C – Questions for Employers Who Provide Vehicles for Use by Their Employees  Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related person?  37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees? See the instructions for vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?  40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?  41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions  Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.  42 Amortization of costs that begins during your 2023 tax year.  43 Amortization of costs that began before your 2023 tax year.			•											20		
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Vehicle 1 Vehicle 2 Vehicle 3 Vehicle 4 Vehicle 5 Vehicle 6 Vehicl	to yo	our employees, first answer the question	s in S	ection C	to see	if you m	eet an	exce	otior	n to cor	npleting	this se	ection for	those v	ehicles.	
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43 Amortization of costs that began before your 2023 tax year	42	Amortization of costs that begins during	g your	2023 ta	x year (	see inst	ructions	5):				Pe	лоспіаус	<u> </u>		
	43 44		-		-											

#### Form **8825**

(Rev. November 2018)

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

Department of the Treasury Internal Revenue Service ► Attach to Form 1065 or Form 1120S. ► Go to www.irs.gov/Form8825 for the latest information.

A   1871.7 MILL VILLA ROAD   2   365	lame						E	mployer iden	tification nu	mber	
Value and days with personal use. See instructions. See page 2 to list additional properties.   Typs - Enter code 1 - 6;   Fair Rental   Personal Property - See page 2 for list   Personal Property - See Page 2 for list additional property - See Page 2 for list   Personal Property - Add lines 3 through 15   Personal Property - Pers	MII	L VILLA MHC, LP									
A   18717 MILL VILLA ROAD	1	Show the type and address of each proper value and days with personal use. See	number of day	s rented at	fair rental						
Dame		Physical address of each property – str ZIP code			Personal Use Days						
Rental Real Estate Income	Α	<b></b>									
Rental Real Estate Income	В				. – – – –						
Rental Real Estate Income	С		+								
Rental Real Estate Income  A B C D  2 Gross rents. 2 2,102,102.	D									. – – – –	
2 Gross rents Rental Real Estate Expenses 3 Advertising. 3 89,226. 4 Auto and travel. 4 51,088. 5 Clearning and maintenance. 5 13,163. 6 Commissions. 6 7 Insurance. 7 74,458. 8 Legal and other professional fees. 8 15,777. 9 Interest (see instructions). 9 401,156. 10 Repairs. 10 145,674. 11 Taxes. 11 110,668. 12 Utilities. 12 669,513. 13 Wages and salaries. 12 669,513. 13 Wages and salaries. 13 232,971. 14 Depreciation (see instructions). 14 372,655. 15 Other (list)   See Statement 6 15 194,271.  16 Total expenses for each property. Add lines 3 through 15. 17 Income or (loss) from each property. Subtract line 16 from line 2. 18 Total gross rents. Add gross rents from line 2. columns A through H. 18b -2,377,40 19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1). b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. C) Employer identification number  21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on: 21 -275,30						Prope	erties		'		
Rental Real Estate Expenses   3		Rental Real Estate Income		Α	В		С			D	
Rental Real Estate Expenses   3											
Rental Real Estate Expenses   3											
Rental Real Estate Expenses   3	2	Gross rents	2	2 102 102							
3	_			2,102,102.							
4	2	• • • • • • • • • • • • • • • • • • •	2	89 226							
5   13,163.		•									
6 Commissions. 7 Insurance. 7 74, 458. 8 1 Legal and other professional fees. 8 15,777. 9 9 Interest (see instructions). 9 401, 150. 9 11 Taxes. 10 15,6 6 4. 19 12 Utilities. 12 669, 513. 13 13 Wages and salaries. 18 232, 971. 14 14 Depreciation (see instructions). 14 372, 655. 15 15 Other (list)											
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8	_		_	74 458	. 1						
9					1						
10 11.6 674. 11 Taxes					1 11	•					
11 Taxes		· · · · · · · · · · · · · · · · · · ·	10		1						
12 Utilities. 13 Wages and salaries 14 Depreciation (see instructions). 14 372, 655. 15 Other (list)    See Statement 6			11		·						
13 Wages and salaries			12								
14 372,655.  15 Other (list)  See Statement 6  15 194,271.  16 Total expenses for each property. Add lines 3 through 15.  17 Income or (loss) from each property. Subtract line 16 from line 2.  18 Total expenses. Add gross rents from line 2, columns A through H.  b Total expenses. Add total expenses from line 16, columns A through H.  b Total expenses. Add total expenses from line 16, columns A through H.  19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1).  b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.  (1) Name  (2) Employer identification number  21 -275, 30											
15 Other (list)  See Statement 6  15 194,271.  16 2,377,409.  17 Income or (loss) from each property. Subtract line 16 from line 2		•									
16 Total expenses for each property. Add lines 3 through 15				,							
16 Total expenses for each property. Add lines 3 through 15	S	See Statement 6		194,271.							
Add lines 3 through 15	=	.00_20000000000	15	291/2121							
Add lines 3 through 15	_										
Add lines 3 through 15											
Subtract line 16 from line 2	16		16	2,377,409.							
b Total expenses. Add total expenses from line 16, columns A through H	17		17	-275,307.							
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities.  20 a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1).  b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.  (1) Name  (2) Employer identification number  21 —275, 30	18 a	Total gross rents. Add gross rents from	line 2,	columns A through $H\dots$				18 a			
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Attach a schedule if more space is needed.  (1) Name  (2) Employer identification number  21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:  21 -275, 30	20 a	Oa Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this									
21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:  21 -275, 30	b	Attach a schedule if more space is need									
		(1) Name		(2) Erripioyer identi							
TOTAL 1999 OF TEMPT CONCUMENT, INTO E	21	Net rental real estate income (loss). Col • Form 1065 or 1120S: Schedule K, line 2	mbine	lines 18a through 20a. E	nter the res	sult here ar	nd on:	21	_	275,307.	

1	Show the type and address of each propert days with personal use. See instructions	y. For	each rental real estate pr	operty listed	, report the n	number of days at fai	ir rental value a	ınd
	Physical address of each property — street, city, state, ZIP code			Type – see	Enter code 1–8; below for list	Fair Rental Days	Personal Use Days	
Ε								
F								
G								
Н								
					Prope	erties		
	Rental Real Estate Income		E	I	F	G		Н
2	Gross rents	2						
	Rental Real Estate Expenses							
3	Advertising	3						
4	Auto and travel	4						
5	Cleaning and maintenance	5						
6	Commissions	6						
7	Insurance	7						
8	Legal and other professional fees	8			1			
9	Interest (see instructions)	9			4			
10	Repairs	10						
11	Taxes	11						
12	Utilities	12						
13	Wages and salaries	13	011					
14	Depreciation (see instructions)	14	. U					
15	Other (list)							
		4-						
		15						
16	Total expenses for each property. Add lines 3 through 15	16						
17	Income or (loss) from each property. Subtract line 16 from line 2	17						
	wable Codes for Type of Property	· <u> </u>						
	Single Family Residence							
	Multi-Family Residence							
	Vacation or Short-Term Rental							
-	Commercial							
5 – Land								
6 - Royalties								
	Self-Rental	a.u.e. 00	)OF as an a a					
ŏ – ۱	Other (include description with the code on F	orm 88	s∠o or on a separate state	ernent)				

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#### **Federal Statements**

Page 1

Client 9126

MILL VILLA MHC, LP

2/27/24	02:11PM
Statement 1 Form 1065, Schedule K, Line 20c Other Reportable Items	
Aggregate Business Activity Gross Income Aggregate Business Activity Total Deductions	\$ 3,600,258. 2,377,409.
Business Interest Expense (Informational Only for Basis Limitations) Included as a Deduction on the Following Lines(s)	
Schedule K, line 2	401,150.

Statement 2 Form 1065, Schedule L, Line 6 **Other Current Assets** 

	<u>Beginning</u>	<u>Ending</u>
Insurance Impound Repairs Impound Suspense Account		\$ 17,378. 387,213. -27,341.
Tax Impound	50,191.	34,956.
Total	\$ 437,530.	\$ 412,206.
Statement 3 Form 1065, Schedule L, Line 17 Other Current Liabilities		
<b>U</b>	Beginning	Ending
Loans Pavable Clearing	\$ 0	\$ 1 401 000

	 Beginning	_	Ending
Loans Payable Clearing	\$ 0.	\$	1,401,000.
Prepaid Mortgage	0.		1,581.
Prepaid Rent	4,215.		5,911.
Resident Impounds	0.		2,242.
Security Deposit Liabilities	4,094.		4,094.
Total	\$ 8,309.	\$	1,414,828.

Statement 4 Form 1065, Schedule M-1, Line 4 Expenses on Books Not on Schedule K

Nondeductible Expenses	\$ 420.
Total	\$ 420.

2023	Federal Statements	Page 2
Client 9126	MILL VILLA MHC, LP	
2/27/24		02:11PM
Statement 5 Form 1065, Schedule M- Other Decreases	2, Line 7	
Non-Deductible Expe	nses	420. 420.
Statement 6 Form 8825, Line 15 Other Expenses		
Property A: 18717 M Property B: Property C: Property D:	ILL VILLA ROAD JAMESTOWN, CA 95327	
	Property A Property B Property C	Property D
AmortizationGardening		

Gardening 49,813.
Licenses and Permits 19,676.
Management Fees 83,347.
Pest Control 1,482.
Supplies Total \$ 194,271.