

FOR TAX YEAR 2021

3204 LYONS AVE LLC

J.Robins CPA,LLC

9800 Airline Hwy Suite 261

Baton Rouge, LA 70816

(225) 650-7306

J.Robins CPA,LLC

9800 Airline Hwy Suite 261
Baton Rouge, LA 70816
info@jrobinscpa.com
Phone: (225)650-7306 | Fax:

June 08, 2022

CHRISTOPHER SENEGAL
2634 BEVIS ST
Houston, TX 77008-1754

Subject: Preparation of 2021 Tax Returns

CHRISTOPHER SENEGAL:

Thank you for choosing J.Robins CPA,LLC to assist with the 2021 taxes for 3204 LYONS AVE LLC. This letter confirms the terms of the engagement and outlines the nature and extent of the services we will provide.

We will prepare 2021 federal and state income tax returns for 3204 LYONS AVE LLC. We will depend on management to provide the information we need to prepare complete and accurate returns. We may ask management to clarify some items but will not audit or otherwise verify the data submitted.

We will perform accounting services only as needed to prepare the tax returns. Our work will not include procedures to find defalcations or other irregularities. Accordingly, our engagement should not be relied upon to disclose errors, fraud, or other illegal acts, though it may be necessary for management to clarify some of the information submitted. We will inform management of any material errors, fraud, or other illegal acts we discover.

Should we encounter instances of unclear tax law, or of potential conflicts in the interpretation of the law, we will outline the reasonable courses of action and the risks and consequences of each. We will ultimately adopt, on the behalf of 3204 LYONS AVE LLC, the alternative selected by management.

Our fee is based on the time required at standard billing rates plus out-of-pocket expenses. Invoices are due and payable upon presentation. All accounts not paid within thirty (30) days are subject to interest charges to the extent permitted by state law.

We will return the original records to management at the end of this engagement. Store these records, along with all supporting documents, in a secure location. We retain copies of your records and our work papers from your engagement for up to seven years, after which these documents will be destroyed.

If management has not selected to e-file the returns with our office, management will be solely responsible to file the returns with the appropriate taxing authorities. The tax matters representative should review all tax-return documents carefully before signing them. Our engagement to prepare the 2021 tax returns will conclude with the delivery of the completed returns to management, or with e-filed returns, with the tax matters representative's signature and our subsequent submittal of the tax return.

To affirm that this letter correctly summarizes the arrangements for this work, sign the enclosed copy of this letter in the space indicated and return it to us in the envelope provided.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact our office at (225)650-7306.

Sincerely,

Joseph Robins
J.Robins CPA,LLC

Accepted By:



Tax matters representative

06/10/2022

Date

J.Robins CPA,LLC

9800 Airline Hwy Suite 261
Baton Rouge, LA 70816
info@jrobinscpa.com
Phone: (225)650-7306 | Fax:

June 08, 2022

3204 LYONS AVE LLC
2634 BEVIS ST
Houston, TX 77008-1754

3204 LYONS AVE LLC:

Enclosed is the 2021 Form 1065, U.S. Return of Partnership Income, prepared for 3204 LYONS AVE LLC from the information provided. This return will be e-filed with the IRS once we receive a signed Form 8879-PE, IRS e-file Signature Authorization for Form 1065.

The partnership's federal return reflects neither a refund nor a balance due.

Enclosed are letters and copies of Schedule K-1, to be distributed to the partners.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact this office at (225)650-7306.

Sincerely,

Joseph Robins
J.Robins CPA,LLC

J.Robins CPA,LLC

9800 Airline Hwy Suite 261
Baton Rouge, LA 70816
info@jrobinscpa.com
Phone: (225)650-7306 | Fax:

June 08, 2022

CHRISTOPHER SENEGAL
2634 BEVIS ST
Houston, TX 77008-1754

Your privacy is important to us. Read the following privacy policy.

We collect nonpublic personal information about you from various sources, including:

- * Interviews regarding your tax situation
- * Applications, organizers, or other documents that supply such information as your name, address, telephone number, Social Security Number, number of dependents, income, and other tax-related data
- * Tax-related documents you provide that are required for processing tax returns, such as Forms W-2, 1099R, 1099-INT and 1099-DIV, and stock transactions

We do not disclose any nonpublic personal information about our clients or former clients to anyone, except as requested by our clients or as required by law.

We restrict access to personal information concerning you, except to our employees who need such information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.

If you have any questions about our privacy policy, contact our office at (225)650-7306.

Sincerely,

Joseph Robins
J.Robins CPA,LLC

**Acknowledgement and General Information for
Entities That File Returns Electronically**

2021

Name(s) as shown on return

3204 LYONS AVE LLC

Employer Identification Number

****-***5068**

Entity address

2634 BEVIS ST

Houston, TX 77008-1754

Thank you for participating in IRS e-file.

1. 2021 **7004-09** income tax return for **Federal** was filed electronically.
The electronic filing services were provided by **J.Robins CPA,LLC**.
2. _____ income tax return was accepted on _____ using a Personal Identification Number (PIN) as an electronic signature. The entity entered a PIN or authorized the Electronic Return Originator (ERO) to enter or generate a PIN signature.
The submission ID assigned to this return is _____.

**PLEASE DO NOT SEND A PAPER COPY OF ENTITY'S RETURN TO THE
IRS. IF YOU DO, IT WILL DELAY THE PROCESSING OF THE RETURN.**

For calendar year 2021, or tax year beginning _____, 2021, ending _____, 20 _____

2021

Department of the Treasury
Internal Revenue Service

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

A Principal business activity		Name of partnership 3204 LYONS AVE LLC	D Employer identification number 84-3865068
REAL ESTATE	Type or Print	Number, street, and room or suite no. If a P.O. box, see instructions.	E Date business started 12-04-2019
B Principal product or service REAL ESTATE		2634 BEVIS ST	F Total assets (see instructions) \$ 1,889,654
C Business code number 531390		City or town, state or province, country, and ZIP or foreign postal code Houston, TX 77008-1754	

G Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return

H Check accounting method: (1) Cash (2) Accrual (3) Other (specify) ►

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ► **2**

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 469 passive activity purposes

Caution: Include **only** trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1 a Gross receipts or sales	1a		
	b Returns and allowances	1b		
	c Balance. Subtract line 1b from line 1a			1c
	2 Cost of goods sold (attach Form 1125-A)			2
	3 Gross profit. Subtract line 2 from line 1c			3
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			5
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6
7 Other income (loss) (attach statement)			7	
8 Total income (loss). Combine lines 3 through 7			8	
Deductions <small>(see instructions for limitations)</small>	9 Salaries and wages (other than to partners) (less employment credits)			9
	10 Guaranteed payments to partners			10
	11 Repairs and maintenance			11
	12 Bad debts			12
	13 Rent			13
	14 Taxes and licenses			14
	15 Interest (see instructions)			15
	16 a Depreciation (if required, attach Form 4562)	16a		
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c
	17 Depletion (Do not deduct oil and gas depletion.)			17
	18 Retirement plans, etc.			18
	19 Employee benefit programs			19
	20 Other deductions (attach statement)			20
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			21	
22 Ordinary business income (loss). Subtract line 21 from line 8			22	
Tax and Payment	23 Interest due under the look-back method - completed long-term contracts (attach Form 8697)			23
	24 Interest due under the look-back method - income forecast method (attach Form 8866)			24
	25 BBA AAR imputed underpayment (see instructions)			25
	26 Other taxes (see instructions)			26
	27 Total balance due. Add lines 23 through 26			27
	28 Payment (see instructions)			28
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed			29
	30 Overpayment. If line 28 is larger than line 27, enter overpayment			30

Sign Here Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

CHRISTOPHER SENEGAL	06/10/2022	May the IRS discuss this return with the preparer shown below? See instructions. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Signature of partner or limited liability company member	Date	

Paid Preparer Use Only	Print/Type preparer's name Joseph Robins	Preparer's signature Joseph Robins	Date 06-08-2022	Check <input type="checkbox"/> if self-employed	PTIN P01990299
	Firm's name ► J.Robins CPA, LLC	Firm's EIN ► 82-3300331			
	Firm's address ► 9800 Airline Hwy Suite 261	Phone no. (225) 650-7306			
	Baton Rouge, LA 70816				

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:
a [X] Domestic general partnership
b [] Domestic limited partnership
c [] Domestic limited liability company
d [] Domestic limited liability partnership
e [] Foreign partnership
f [] Other
2 At the end of the tax year:
a Did any foreign or domestic corporation, partnership...
b Did any individual or estate own, directly or indirectly, an interest of 50% or more...
3 At the end of the tax year, did the partnership:
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power...
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more...
4 Does the partnership satisfy all four of the following conditions?
a The partnership's total receipts for the tax year were less than \$250,000.
b The partnership's total assets at the end of the tax year were less than \$1 million.
c Schedules K-1 are filed with the return and furnished to the partners...
d The partnership is not filing and is not required to file Schedule M-3...
5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?
6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified...
7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement...
8 At any time during calendar year 2021, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country...
9 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust?
10a Is the partnership making, or had it previously made (and not revoked), a section 754 election?
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)?

Schedule B Other Information (continued)

	Yes	No
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions ▶		
14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership ▶		X
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return ▶ 0		
16a Did you make any payments in 2021 that would require you to file Form(s) 1099? See instructions		X
b If "Yes," did you or will you file required Form(s) 1099?		
17 Enter the number of 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 ▶		
19 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		X
21 Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?		X
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 If "Yes," enter the total amount of the disallowed deductions ▶ \$		X
23 Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		X
24 Does the partnership satisfy one 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. b 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 \$26 million and the partnership has business interest. c The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		X
25 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 15 ▶ \$		X
26 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 ▶ Complete Schedule K-3 (Form 1065), Part XIII, for each foreign partner subject to section 864(c)(8) on a transfer or distribution.		
27 At any time during the tax year, were there any transfers between the partnership and its partners subject to the disclosure requirements of Regulations section 1.707-8?		X
28 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. Percentage: By Vote By Value		X
29 Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III, line 3 ▶ If "No," complete Designation of Partnership Representative below.		X

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 ▶ **CHRISTOPHER SENEGAL**

U.S. address of PR ▶ 2338 Glenwood Dr Port Arthur TX 77642	U.S. phone number of PR ▶ (225) 288-1590
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If the PR is an entity, name of the designated individual for the PR ▶

U.S. address of designated individual ▶	U.S. phone number of designated individual ▶
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Schedule K		Partners' Distributive Share Items	Total amount	
Income (Loss)	1	Ordinary business income (loss) (page 1, line 22)	1	0
	2	Net rental real estate income (loss) (attach Form 8825)	2	(34,746)
	3a	Other gross rental income (loss)	3a	
	b	Expenses from other rental activities (attach statement)	3b	
	c	Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4	Guaranteed payments: a Services 4a b Capital 4b	4c	
	c	Total. Add lines 4a and 4b	4c	
	5	Interest income	5	
	6	Dividends and dividend equivalents: a Ordinary dividends	6a	
	b	Qualified dividends 6b c Dividend equivalents 6c	6c	
	7	Royalties	7	
8	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8		
9a	Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a		
b	Collectibles (28%) gain (loss)	9b		
c	Unrecaptured section 1250 gain (attach statement)	9c		
10	Net section 1231 gain (loss) (attach Form 4797)	10		
11	Other income (loss) (see instructions) Type ▶	11		
Deductions	12	Section 179 deduction (attach Form 4562)	12	
	13a	Contributions	13a	
	b	Investment interest expense	13b	
	c	Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	
d	Other deductions (see instructions) Type ▶	13d		
Self-Employment	14a	Net earnings (loss) from self-employment	14a	
	b	Gross farming or fishing income	14b	
	c	Gross nonfarm income	14c	
Credits	15a	Low-income housing credit (section 42(j)(5))	15a	
	b	Low-income housing credit (other)	15b	
	c	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d	Other rental real estate credits (see instructions) Type ▶	15d	
	e	Other rental credits (see instructions) Type ▶	15e	
	f	Other credits (see instructions) Type ▶	15f	
International Transactions	16	Attach Schedule K-2 (Form 1065), Partners' Distributive Share Items-International, and check this box to indicate that you are reporting items of international tax relevance <input type="checkbox"/>		
Alternative Minimum Tax (AMT) Items	17a	Post-1986 depreciation adjustment	17a	4
	b	Adjusted gain or loss	17b	
	c	Depletion (other than oil and gas)	17c	
	d	Oil, gas, and geothermal properties - gross income	17d	
	e	Oil, gas, and geothermal properties - deductions	17e	
	f	Other AMT items (attach statement)	17f	
Other Information	18a	Tax-exempt interest income	18a	
	b	Other tax-exempt income	18b	
	c	Nondeductible expenses	18c	
	19a	Distributions of cash and marketable securities	19a	
	b	Distributions of other property	19b	
	20a	Investment income	20a	
	b	Investment expenses	20b	
c	Other items and amounts (attach statement)			
21	Total foreign taxes paid or accrued	21		

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 21						1	(34,746)
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners		(31,271)					
b Limited partners		(3,475)					

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash		26,000		82,506
2a	Trade notes and accounts receivable				
b	Less allowance for bad debts				
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities				
6	Other current assets (attach statement)				
7a	Loans to partners (or persons related to partners)				
b	Mortgage and real estate loans				
8	Other investments (attach statement)				
9a	Buildings and other depreciable assets	1,120,191		1,157,194	
b	Less accumulated depreciation	18,750	1,101,441	75,297	1,081,897
10a	Depletable assets				
b	Less accumulated depletion				
11	Land (net of any amortization)		500,000		500,000
12a	Intangible assets (amortizable only)				
b	Less accumulated amortization				
13	Other assets (attach statement)			Statement #29	225,251
14	Total assets		1,627,441		1,889,654
Liabilities and Capital					
15	Accounts payable				
16	Mortgages, notes, bonds payable in less than 1 year				
17	Other current liabilities (attach statement)				
18	All nonrecourse loans				
19a	Loans from partners (or persons related to partners)				
b	Mortgages, notes, bonds payable in 1 year or more		650,000		425,300
20	Other liabilities (attach statement)				
21	Partners' capital accounts		977,441		1,464,354
22	Total liabilities and capital		1,627,441		1,889,654

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

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

1	Net income (loss) per books	(13,556)	6	Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2	Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a	Tax-exempt interest \$	
3	Guaranteed payments (other than health insurance)		7	Deductions included on Schedule K, lines 1 through 13d, and 21, not charged against book income this year (itemize):	
4	Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 21 (itemize):		a	Depreciation \$ 21,190	21,190
a	Depreciation \$		8	Add lines 6 and 7	21,190
b	Travel and entertainment \$		9	Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	(34,746)
5	Add lines 1 through 4	(13,556)			

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year	977,441	6	Distributions:	
2	Capital contributed:	500,469	a	Cash	
	a Cash		b	Property	
	b Property		7	Other decreases (itemize):	
3	Net income (loss) (see instructions)	(13,556)	8	Add lines 6 and 7	
4	Other increases (itemize):		9	Balance at end of year. Subtract line 8 from line 5	1,464,354
5	Add lines 1 through 4	1,464,354			

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

(Rev. November 2018)
 Department of the Treasury
 Internal Revenue Service

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

OMB No. 1545-0123

Name 3204 LYONS AVE LLC	Employer identification number 84-3865068
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1	Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.	Type - Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A	Physical address of each property - street, city, state, ZIP code 3115 FARMER STREET HOUSTON, TX 77020	2 Multi-family	365	
B				
C				
D				

		Properties					
		A	B	C	D		
2	Gross rents	2	175,774				
Rental Real Estate Expenses							
3	Advertising	3	1,079				
4	Auto and travel	4					
5	Cleaning and maintenance	5	5,218				
6	Commissions	6					
7	Insurance	7	8,606				
8	Legal and other professional fees	8	35,588				
9	Interest (see instructions)	9	11,454				
10	Repairs	10	25,134				
11	Taxes	11	16,863				
12	Utilities	12	9,499				
13	Wages and salaries	13					
14	Depreciation (see instructions)	14	77,737				
15	Other (list) ▶ Statement #8A	15	19,342				
16	Total expenses for each property. Add lines 3 through 15	16	210,520				
17	Income or (loss) from each property. Subtract line 16 from line 2	17	(34,746)				
18a	Total gross rents. Add gross rents from line 2, columns A through H	18a				175,774	
b	Total expenses. Add total expenses from line 16, columns A through H	18b				(210,520)	
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19					
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a					
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 estate income (loss). Combine lines 18a through 20a. Enter the result here and on:	21				(34,746)	

For Paperwork Reduction Act Notice, see instructions.

Information on Partners Owning 50% or More of the Partnership

▶ **Attach to Form 1065**

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

Name of partnership 3204 LYONS AVE LLC	Employer identification number (EIN) 84-3865068
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Part I **Entities Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 2a (Question 3a for 2009 through 2017))

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Org.	(v) Maximum Percentage Owned in Profit, Loss, or Capital

Part II **Individuals or Estates Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 2b (Question 3b for 2009 through 2017))

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
Christopher Senegal	439-69-1724	US	90

Schedule K-1 (Form 1065)

2021

Department of the Treasury Internal Revenue Service

For calendar year 2021, or tax year

beginning 2021 ending

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

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 84-3865068
B Partnership's name, address, city, state, and ZIP code 3204 LYONS AVE LLC 2634 BEVIS ST Houston, TX 77008-1754
C IRS center where partnership filed return E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN 439-69-1724
F Name, address, city, state, and ZIP code for partner entered in E. CHRISTOPHER SENEGAL 2338 Glenwood Dr Port Arthur, TX 77642
G General partner or LLC member-manager
H1 Domestic partner
H2 If the partner is a disregarded entity (DE), enter the partner's TIN Name
I1 What type of entity is this partner? INDIVIDUAL
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions):
Beginning Ending
Profit 90.0000000 % 90.0000000 %
Loss 90.0000000 % 90.0000000 %
Capital 90.0000000 % 90.0000000 %
Check if decrease is due to sale or exchange of partnership interest
K Partner's share of liabilities:
Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships.

L Partner's Capital Account Analysis

Table with 2 columns: Description, Amount. Rows include Beginning capital account (\$863,533), Capital contributed during the year (\$500,469), Current year net income (loss) (\$12,200), Other increase (decrease), Withdrawals and distributions, Ending capital account (\$1,351,802).

M Did the partner contribute property with a built-in gain (loss)? Yes No (checked) If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning Ending

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

1 Ordinary business income (loss) 14 Self-employment earnings (loss)
2 Net rental real estate income (loss) (31,271)
3 Other net rental income (loss) 15 Credits
4a Guaranteed payments for services
4b Guaranteed payments for capital 16 Schedule K-3 is attached if checked
4c Total guaranteed payments 17 Alternative minimum tax (AMT) items A 4
5 Interest income
6a Ordinary dividends
6b Qualified dividends 18 Tax-exempt income and nondeductible expenses
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss) 19 Distributions
9a Net long-term capital gain (loss)
9b Collectibles (28%) gain (loss) 20 Other information
9c Unrecaptured section 1250 gain
10 Net section 1231 gain (loss)
11 Other income (loss) Z * STMT
12 Section 179 deduction 21 Foreign taxes paid or accrued
13 Other deductions

22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*
*See attached statement for additional information.

For IRS Use Only

Schedule K-1 Supplemental Information

2021 PG01

Partner's name

CHRISTOPHER SENEGAL

Partner's ID Number

439-69-1724

Name of Partnership

3204 LYONS AVE LLC

Partnership EIN

84-3865068

Section L: Current Year Net Income (Loss)

Statement #99

Description

Amount

Net rental real estate income (loss)

(31,271)

M-1 Tax-to-Book Depreciation Adjustment

19,071

Total

(12,200)

STATEMENT A - QBI Pass-through Entity Reporting

Information Reported in Accordance with Section 199A-6

Schedule K-1, Line 20, Code Z

(This page is e-filed with the return. Include it if paper-filing.)

2021

Name(s) as shown on return 3204 LYONS AVE LLC	Tax ID Number 84-3865068
---	------------------------------------

Name(s) as shown on K1 CHRISTOPHER SENEGAL	Tax ID Number 439-69-1724
--	-------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	3115 FARMER STREET HOUSTON TX 77020	84-3865068			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)						
Rental Income (Loss)	(31,271)					
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition	1,041,475					
Section 199A Dividends						

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

Department of the Treasury
Internal Revenue Service

2021

For calendar year 2021, or tax year

beginning _____ 2021 ending _____

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

▶ See separate instructions.

Part I Information About the Partnership	
A Partnership's employer identification number 84-3865068	
B Partnership's name, address, city, state, and ZIP code 3204 LYONS AVE LLC 2634 BEVIS ST Houston, TX 77008-1754	
C IRS center where partnership filed return ▶ E-FILE	
D <input type="checkbox"/> Check if this is a publicly traded partnership (PTP)	
Part II Information About the Partner	
E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instr.) 436-75-2605	
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. CLARISSA PERKINS 17219 BLANTON FOREST DR Humble, TX 77346	
G <input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member	
H1 <input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner	
H2 <input type="checkbox"/> If the partner is a disregarded entity (DE), enter the partner's: TIN _____ Name _____	
I1 What type of entity is this partner? INDIVIDUAL	
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ▶ <input type="checkbox"/>	
J Partner's share of profit, loss, and capital (see instructions):	
Beginning	Ending
Profit 10.0000000 %	10.0000000 %
Loss 10.0000000 %	10.0000000 %
Capital 10.0000000 %	10.0000000 %
Check if decrease is due to sale or exchange of partnership interest . . ▶ <input type="checkbox"/>	
K Partner's share of liabilities:	
Beginning	Ending
Nonrecourse \$	\$
Qualified nonrecourse financing \$	\$
Recourse \$	\$
Check this box if item K includes liability amounts from lower tier partnerships. ▶ <input type="checkbox"/>	
L Partner's Capital Account Analysis	
Beginning capital account \$	113,908
Capital contributed during the year . . . \$	
Current year net income (loss) \$	(1,356)
Other increase (decrease) (attach explanation) \$	
Withdrawals and distributions \$	()
Ending capital account \$	112,552
M Did the partner contribute property with a built-in gain (loss)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," attach statement. See instructions.	
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)	
Beginning \$	
Ending \$	

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items	
1 Ordinary business income (loss)	14 Self-employment earnings (loss)
2 Net rental real estate income (loss) (3,475)	
3 Other net rental income (loss)	15 Credits
4a Guaranteed payments for services	
4b Guaranteed payments for capital	16 Schedule K-3 is attached if checked ▶ <input type="checkbox"/>
4c Total guaranteed payments	17 Alternative minimum tax (AMT) items
5 Interest income	
6a Ordinary dividends	
6b Qualified dividends	18 Tax-exempt income and nondeductible expenses
6c Dividend equivalents	
7 Royalties	
8 Net short-term capital gain (loss)	19 Distributions
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	20 Other information
9c Unrecaptured section 1250 gain	
10 Net section 1231 gain (loss)	
11 Other income (loss)	Z * STMT
12 Section 179 deduction	21 Foreign taxes paid or accrued
13 Other deductions	
22 <input type="checkbox"/> More than one activity for at-risk purposes*	
23 <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	
For IRS Use Only	

Schedule K-1 Supplemental Information

2021 PG01

Partner's name

CLARISSA PERKINS

Partner's ID Number

436-75-2605

Name of Partnership

3204 LYONS AVE LLC

Partnership EIN

84-3865068

Section L: Current Year Net Income (Loss)

Statement #99

Description

Amount

Net rental real estate income (loss)

(3,475)

M-1 Tax-to-Book Depreciation Adjustment

2,119

Total

(1,356)

STATEMENT A - QBI Pass-through Entity Reporting

Information Reported in Accordance with Section 199A-6

Schedule K-1, Line 20, Code Z

(This page is e-filed with the return. Include it if paper-filing.)

2021

Name(s) as shown on return
3204 LYONS AVE LLC

Tax ID Number
84-3865068

Name(s) as shown on K1
CLARISSA PERKINS

Tax ID Number
436-75-2605

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	3115 FARMER STREET HOUSTON TX 77020	84-3865068			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)						
Rental Income (Loss)	(3,475)					
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition	115,719					
Section 199A Dividends						

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.

Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return 3204 LYONS AVE LLC	Business or activity to which this form relates 3115 FARMER STREET	Identifying number 84-3865068
--	--	---

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	
2 Total cost of section 179 property placed in service (see instructions)	2	
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6 (a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7	
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9 Tentative deduction. Enter the smaller of line 5 or line 8	9	
10 Carryover of disallowed deduction from line 13 of your 2020 Form 4562	10	
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11	
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13 Carryover of disallowed deduction to 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.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)

14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions	14	37,003
15 Property subject to section 168(f)(1) election	15	
16 Other depreciation (including ACRS)	16	40,734

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

Section A

17 MACRS deductions for assets placed in service in tax years beginning before 2021	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ▶ <input type="checkbox"/>		

Section B - Assets Placed in Service During 2021 Tax Year Using the General Depreciation System

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

Section C - Assets Placed in Service During 2021 Tax Year Using the Alternative Depreciation System

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

Part IV Summary (See instructions.)

21 Listed property. Enter amount from line 28	21	
22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions	22	77,737
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

Name(s) shown on tax return. Do not enter name and identifying number if shown on page 1.

Identifying number

3204 LYONS AVE LLC

84-3865068

SECTION B - Business and Income-Producing Property

Part I Casualty or Theft Gain or Loss (Use a separate Part I for each casualty or theft.)

19 Description of properties (show type, location, and date acquired for each property). Use a separate line for each property lost or damaged from the same casualty or theft. See instructions if claiming a loss due to a Ponzi-type investment scheme and Section C is not completed.

Property A Multi Family Residence, 01-01-2020

Property B

Property C

Property D

Table with 5 columns: Line number, Description, A, B, C, D. Rows 20-27. Row 20: 1,250,000. Row 21: 118,409. Row 23: 1,775,000. Row 24: 1,850,000. Row 25: (75,000). Row 26: (75,000). Row 27: 0. Row 28: 0.

Part II Summary of Gains and Losses (from separate Parts I). Columns: (a) Identify casualty or theft, (b) Losses from casualties or thefts (i) Trade, business, rental, or royalty property, (ii) Income-producing property, (c) Gains from casualties or thefts includible in income.

Casualty or Theft of Property Held One Year or Less. Rows 29-32. Row 29: () () (). Row 30: 30 () () (). Row 31: 31. Row 32: 32.

Casualty or Theft of Property Held More Than One Year. Rows 33-39. Row 33: 33. Row 34: 34 Casualty #1 () () (). Row 35: 35 () () (). Row 36: 36. Row 37: 37. Row 38: 38a, 38b. Row 39: 39. Note: Partnerships, enter the amount from line 38a, 38b, or 39 on Form 1065, Schedule K, line 11. S corporations, enter the amount from line 38a or 38b on Form 1120-S, Schedule K, line 10.

E-file Authorization for Form 1065

(For return of partnership income or administrative adjustment request)

▶ **ERO must obtain and retain completed Form 8879-PE.**

▶ **Go to www.irs.gov/Form8879PE for the latest information.**

2021

Department of the Treasury
Internal Revenue Service

For calendar year 2021, or tax year beginning _____, 2021, and ending _____, 20_____.

Name of partnership

Employer identification number

3204 LYONS AVE LLC

84-3865068

Part I Form 1065 Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2	Gross profit (Form 1065, line 3)	2	
3	Ordinary business income (loss) (Form 1065, line 22)	3	
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	(34,746)
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	


Part II Declaration and Signature Authorization of Partner or Member or Partnership Representative

I declare under penalties of perjury that:

- 1a. If the Form 1065 is being transmitted as part of a return of partnership income, I am a partner or member of the named partnership.
- b. If the Form 1065 is being transmitted as part of an administrative adjustment request (AAR), I am the partnership representative (PR) of the named partnership.
2. I have examined a copy of the partnership's electronic Form 1065 (whether used as return or AAR) and accompanying forms, schedules, and statements, and to the best of my knowledge and belief, it/they is/are true, correct, and complete.
3. I am fully authorized to sign the return or AAR on behalf of the partnership.
4. The amounts shown in Part I above are the amounts shown on the electronic copy of the partnership's Form 1065.
5. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to transmit the partnership's return or AAR to the IRS and to receive from the IRS (a) an acknowledgment of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return or AAR.
6. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income or AAR.

Partner or Member or PR PIN: check one box only

- I authorize J. Robins CPA, LLC to enter my PIN 65068 as my signature
ERO firm name Don't enter all zeros
 on the partnership's 2021 electronically filed return of partnership income or AAR.
- As a Partner or Member or PR of the partnership, I will enter my PIN as my signature on the partnership's 2021 electronically filed return of partnership income or AAR.

Partner or Member or PR signature ▶ 
 Title ▶ Managing Partner Date ▶ 06-08-2022

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 720170 15903
Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2021 electronically filed return of partnership income or AAR for the partnership indicated above. I confirm that I am submitting this return or AAR in accordance with the requirements of **Pub. 3112**, IRS *e-file* Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature ▶ Joseph Robins Date ▶ 06-08-2022

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

Federal Supporting Statements

2021 PG01

Name(s) as shown on return

Tax ID Number

3204 LYONS AVE LLC

84-3865068

Form 1065 - Schedule L - Line 13

Statement #29

Other Assets

Description

Beg Of Year

End Of Year

Notes Receivable

225,251

Total

225,251

FORM 8825, LINE 15 - OTHER

PG01

Statement #8A

DESCRIPTION

AMOUNT

Bank Charges & Fees

208

Travel

503

Miscellaneous Expenses

2,885

Contract Labor

5,869

Supplies & Software

9,877

TOTAL

19,342

Schedule M-2/Partners' Capital Reconciliation Worksheet

Form 1065

(Keep for your records)

2021

Name(s) as shown on return

Tax ID Number

3204 LYONS AVE LLC

84-3865068

Analysis of Current-Year Partners' Capital

1 Beginning partners' capital per balance sheet (Schedule L, column b, line 21)	1	977,441
2 Book income (loss) (Schedule M-1, line 1, or Schedule M-3, page 1, line 11)	2	(13,556)
3 Capital contributions during the year (Schedule K-1, Item L)	3	500,469
4 Other increases (Schedule M-2, line 4)	4	_____
5 Distributions (Schedule K, lines 19A and 19B)	5	_____
6 Withdrawals and other decreases (Schedule M-2, line 7)	6	_____
7 Subtotal (combines lines 1 through 6)	7	1,464,354
8 Ending partners' capital per balance sheet (Schedule L, column d, line 21)	8	1,464,354
9 Difference (line 7 minus line 8) (should be zero)	9	_____

Current-Year Change to Partners' Capital Compared to Current-Year Change to Schedule K, Item L (All Partners)

1 Ending partners' capital (Schedule L, column d, line 21)	1	1,464,354
2 Beginning partners' capital (Schedule L, column b, line 21)	2	977,441
3 Change in capital (line 1 minus line 2)	3	486,913
4 Ending partners' capital (Schedules K-1, item L)	4	1,464,354
5 Beginning partners' capital (Schedules K-1, item L)	5	977,441
6 Difference (line 4 minus line 5)	6	486,913

Current-Year Timing Adjustments from Schedule M-1 Screen (K-1 accounting method other than GAAP)

Subtractions from net income per books (Schedule M-1, lines 5 and 6 - not included on Schedule M-2, line 3)

7 Other income recorded on books not included on Schedule K	7	_____
8 Depreciation on Schedule K not included on books	8	21,190
9 Other Schedule K items not included on books	9	_____
10 Total subtractions (lines 7 through 9)	10	21,190

Additions to net income per books (Schedule M-1, lines 2 and 3 - not included on Schedule M-2, line 3)

11 Income included on Schedule K not recorded on books	11	_____
12 Depreciation on books not included on Schedule K	12	_____
13 Other items on books not included on Schedule K	13	_____
14 Total additions (lines 12 through 13)	14	_____

15 Schedule M-1 timing adjustments not included on Schedule M-2, lines 3, 4, and 7 (combine lines 10 and 14)	15	21,190
--	----	--------

Current-Year Timing Adjustments from Schedule M-3 Screens (K-1 accounting method other than GAAP)

Permanent or temporary book-to-tax difference amounts entered on the M32, M33, 8916A, and SCH3 screens appear on line 16 and line 17 as opposite of the actual entries. For example, an entry of -100 would appear as 100.

16 Permanent differences	16	_____
17 Temporary differences	17	_____
18 Schedule M-3 timing adjustments not included on Schedule M-2 (combine lines 16 and 17)	18	_____

19 Capital amount after M-1 timing adjustments (add lines 6 & 15)	19	508,103
20 Capital amount after M-3 timing adjustments (add lines 6 & 18)	20	_____
21 Net reconciliation difference (line 3 minus Line 19 or 20)	21	(21,190)

Capital Account Reconciliation

Schedule K-1, Part II, Item L
(Keep for your records)

2021 Page 1

Name(s) as shown on return

3204 LYONS AVE LLC

Tax ID Number

84-3865068

Partner Name	Beginning Capital Account	Capital Contributed During Year	Current Year Net Income (Loss)	Other Increase (Decrease)	Withdrawals and Distributions	Ending Capital Account
CHRISTOPHER SENEGAL	863,533	500,469	(12,200)			1,351,802
CLARISSA PERKINS	113,908		(1,356)			112,552
TOTALS	977,441	500,469	(13,556)			1,464,354

Qualified Business Income Information

Summary of Statement A - QBI PTE Reporting
(Keep for your records)

2021

Name(s) as shown on return
3204 LYONS AVE LLC

Tax ID Number
84-3865068

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	3115 FARMER STREET HOUSTON TX 77020	84-3865068			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)						
Rental Income (Loss)	(34,746)					
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition	1,157,194					
Section 199A Dividends						

* Item is included in UBIA
for Section 199A calculations.
See "UBIA" in lower right corner.

Depreciation Detail Listing
FORM 8825 - 3115 FARMER STREET HOUSTON
(This page is not filed with the return. It is for your records only.)

2021
PAGE 1

Name(s) as shown on return

3204 LYONS AVE LLC

Social security number/EIN

84-3865068

No.	Description	Date	Cost	Basis Adjustment	Business percentage	Section 179	Bonus depreciation	Depreciable Basis	Life	Method	Rate	Prior Depreciation	Current Depreciation	Accumulated Depreciation	AMT Current
1	DITTMANS COURT	03312020	1,120,191*		100.00			1,120,191	27.5	SL MM	3.636	32,248	40,734	72,982	40,730
2	DITTMANS COURT IMPROV	01122021	32,003*		100.00		CY 32,003	0	15	150 DB HY	5			32,003	
3	AIRBNB FURNITURE	01282021	5,000*		100.00		CY 5,000	0	7	200 DB HY	14.29			5,000	
Totals			1,157,194				CY 37,003	1,120,191				32,248	40,734	109,985	40,730

Land Amount
Net Depreciable Cost

1,157,194

CY 179 and CY Bonus
TOTAL CY Depr including 179/bonus

37,003
77,737

ST ADJ: 34,688
UBIA: 1,157,194

Depreciation Detail Listing

STATE FORM 8825 - 3115 FARMER STREET HOUSTON

2021

PAGE 1

(This page is not filed with the return. It is for your records only.)

Name(s) as shown on return

3204 LYONS AVE LLC

Social security number/EIN

84-3865068

No.	Description	Date	Cost	Basis Adjustment	Business percentage	Section 179	Bonus depreciation	Depreciable Basis	Life	Method	Rate	Prior Depreciation	Current Depreciation	Accumulated Depreciation	AMT Current
1	DITMANS COURT	03312020	1,120,191*		100.00			1,120,191	27.5	SL MM	3.636	32,248	40,734	72,982	
2	DITMANS COURT IMPROV	01122021	32,003*		100.00			32,003	15	150 DB HY	5		1,600	1,600	
3	AIRBNB FURNITURE	01282021	5,000*		100.00			5,000	7	200 DB HY	14.29		715	715	
Totals			1,157,194					1,157,194				32,248	43,049	75,297	

Land Amount
Net Depreciable Cost

1,157,194

CY 179 and CY Bonus

TOTAL CY Depr including 179/bonus

43,049

UBIA: 1,157,194

* Item was disposed
of during current year.

Depreciation Detail Listing

BOOK FOR FORM 8825 - 3115 FARMER STREET HOUSTON

2021

PAGE 1

(This page is not filed with the return. It is for your records only.)

Name(s) as shown on return

3204 LYONS AVE LLC

Social security number/EIN

84-3865068

No.	Description	Date	Cost	Basis Adjustment	Business percentage	Section 179	Bonus depreciation	Depreciable Basis	Life	Method	Rate	Prior Depreciation	Current Depreciation	Accumulated Depreciation	AMT Current
1	DITTMANS COURT	03312020	1,120,191*		100.00			1,120,191	27.5	SL MM	3.636	32,248	40,734	72,982	
2	DITTMANS COURT IMPROV	01122021	32,003*		100.00			32,003	15	150 DBHY	5		1,600	1,600	
3	AIRBNB FURNITURE	01282021	5,000*		100.00			5,000	7	200 DBHY	14.29		715	715	
Totals			1,157,194					1,157,194				32,248	43,049	75,297	

Land Amount
Net Depreciable Cost

1,157,194

CY 179 and CY Bonus

TOTAL CY Depr including 179/bonus

43,049

UBIA: 1,157,194

Next Year's Depreciation Worksheet

(This page is not filed with the return. It is for your records only.)

2021

Name(s) as shown on return

Tax ID Number

3204 LYONS AVE LLC

84-3865068

Form	Multi-Form	Description	Date	Basis	Method	Life	Deduction
8825	1	DITTMANS COURT	03-31-2020	1,120,191	SL	27.5	40,734
8825	1	DITTMANS COURT IMPROVEME	01-12-2021		M	15	
8825	1	AIRBNB FURNITURE	01-28-2021		M	7	
		TOTAL					40,734