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@jrobinsepa.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	_	Employer Identification Number
3204 LYONS AVE LI		**-***5068
2634 BEVIS ST		
Houston, TX 7700	cipating in IRS e-file.	
	9 income tax return for Federal was filed elesservices were provided by J.Robins CPA,LLC	ectronically.
2.	income tax return was accepted on using a Persona	al Identification Number (PIN) as
-	ure. The entity entered a PIN or authorized the Electronic Return Originator (ERO) to ente assigned to this return is	r or generate a PIN signature.

Form	10	65		U.S.	Return of Partnership	Income)	ОМ	B No. 1545-0123
	For calendar year 2021, or tax year beginning, 2021, ending, 20								2021
	ent of the Revenue S			Go to www.irs.go	v/Form1065 for instructions and th	e latest inf	ormation.		
		ess activity		Name of partnership				D Emp	loyer identification number
				3204 LYONS AVE	LLC				
REAI	L ESTA	ATE	Туре					84	-3865068
		ict or service	or		ite no. If a P.O. box, see instructions.				e business started
	L ESTA		Print	2634 BEVIS ST	country, and ZID or favoian nestal code				-04-2019
C Business code number City or town, state or province, country, and ZIP or foreign postal code									e instructions)
5313	390			Houston, TX 770	08-1754			\$	1,889,654
		able boxes:) Final return (3) Name c	hange (4) 🗌 Address cha	ange (5)	Amended return
H Che	eck accou	inting metho	d:	(1) X Cash (2) Accrual (3) Other (s	pecify) 🕨 _			
					vho was a partner at any time during				
			_		· · · · · · · · · · · · · · · · · · ·	_			
	eck if part		(1)		section 465 at-risk purposes (2)		activities for section	•	ivity purposes
Cautio					nses on lines 1a through 22 below. Se			formation.	
			•				-	_	
							÷	1c	
đ									<u> </u>
ncome		-							
nco	4 (Ordinary ind	come (lo	ss) from other partnership	os, estates, and trusts (attach stateme	ent)		4	
-					m 1040))				
					7 (attach Form 4797) • • • • • • •				
					· · · · · · · · · · · · · · · · · · ·				
				· •	h 7 · · · · · · · · · · · · · · · · · ·				
0					less employment credits) • • • • •				
(see instructions for limitations)									
imita		Bad debts							
s for l									
ction:	14	Taxes and li	icenses					14	
nstru				,				15	
see i							a		
S					and elsewhere on return • • • • •		-	16c	
Deduction					tion.)				<u> </u>
Inc									
Ded									
-					in the far right column for lines 9 throu				
					line 21 from line 8				
					mpleted long-term contracts (attach F				
ent					come forecast method (attach Form 8	,			
λΨ(ctions) • • • • • • • • • • • • • • • • • • •				
Pay									
pu									<u> </u>
Tax and Payment		•		,	27, enter amount owed				
Та					, enter amount owed				
	30 (Under pena	alties of p	erjury, I declare that I have e	xamined this return, including accompany	ing schedules	s and statements, a	nd to the best of	my knowledge
0:	_			correct, and complete. Decla any knowledge.	aration of preparer (other than partner or li	mited liability	company member) i	is based on all in	formation of
Sign				, <u> </u>				May the IRS dis	scuss this return
Here	5	CHRI	STOPH	ER SENEGAL	sh h	06/10	/2022	with the prepare See instructions	s. X Yes No
		Signatur	e of partne	r or limited liability company men	nber V	Date			^{3.} X Yes No
□ -••		Print/Type pr	reparer's na	ame	Preparer's signature		Date	Check if	PTIN
Paid	0.00	Joseph			Joseph Robins		06-08-2022	self-employed	P01990299
Prep Use		Firm's name		J.Robins CPA, LLC				Firm's EIN	82-3300331
030	Jiny	Firm's addre		<u>9800 Airline Hwy</u> Baton Rouge, LA				Phone no 12	25)650-7306
		1		Sacon Nouge, DA					

	065 (2021) 3204 LYONS AVE LLC					84-3	865068	F	Page 2
Sch	edule B Other Information								
1	What type of entity is filing this return? Check the applicable	box:						Yes	No
а	X Domestic general partnership b	Dom	nestic limited pa	artnership					
с	Domestic limited liability company d		nestic limited lia	-	ship				
e	Foreign partnership f	Othe							
2	At the end of the tax year:								<u> </u>
	•				• • •				
а	Did any foreign or domestic corporation, partnership (includir		•	•	• •				
	exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit,								
	loss, or capital of the partnership? For rules of constructive o		• •	tions. If "Yes,	" attach	Schedule			
	B-1, Information on Partners Owning 50% or More of the Partnership								
b	Did any individual or estate own, directly or indirectly, an inter	rest of	50% or more ir	n the profit, lo	ss, or ca	apital of			
	the partnership? For rules of constructive ownership, see ins	tructior	ns. If "Yes," atta	ach Schedule	B-1, Inf	ormation			
	on Partners Owning 50% or More of the Partnership					SEE-	1065в1 · ·	x	
3	At the end of the tax year, did the partnership:								
а	Own directly 20% or more, or own, directly or indirectly, 50%	or mor	e of the total vo	oting power c	of all clas	ses of			
	stock entitled to vote of any foreign or domestic corporation?								
	If "Yes," complete (i) through (iv) below				• •				x
	(i) Name of Corporation		(ii) Employer lo Number			Country of Incorporation	(iv) Perc Owned in Voti		ĸ
								5	
							ļ		
b	Own directly an interest of 20% or more, or own, directly or in	ndirectl	y, an interest of	f 50% or mor	e in the	profit, loss,			
	or capital in any foreign or domestic partnership (including ar	n entity	treated as a pa	artnership) or	in the b	eneficial			
	interest of a trust? For rules of constructive ownership, see in	structi	ons. If "Yes," co	omplete (i) th	rough (v) below			х
	(i) Name of Entity		Employer	(iii) Type	e of	(iv) Country of		Maximur	
	(i) Name of Entry		entification mber (if any)	Entity		Organization	Percenta Profit, Los		
								, -	
4	Does the partnership satisfy all four of the following condition	<u> </u>					_	Vaa	Na
-			000					Yes	No
a	The partnership's total receipts for the tax year were less that								
b	The partnership's total assets at the end of the tax year were								
С	Schedules K-1 are filed with the return and furnished to the p	artners	s on or before t	he due date	(includin	g			
	extensions) for the partnership return.								
d	The partnership is not filing and is not required to file Schedu								х
	If "Yes," the partnership is not required to complete Schedule	s L, M	-1, and M-2; ite	em F on page	1 of For	m 1065;			
	or item L on Schedule K-1.								
5	Is this partnership a publicly traded partnership, as defined in	sectio	on 469(k)(2)?	<u></u> .			<u>.</u>		х
6	During the tax year, did the partnership have any debt that w								
	so as to reduce the principal amount of the debt?								x
7	Has this partnership filed, or is it required to file, Form 8918,								
									x
8	At any time during calendar year 2021, did the partnership ha								
				-		-			
	a financial account in a foreign country (such as a bank account, securities account, or other financial account)?								
	See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and								
	Financial Accounts (FBAR). If "Yes," enter the name of the fo	•	•						X
9	At any time during the tax year, did the partnership receive a			-					
	transferor to, a foreign trust? If "Yes," the partnership may ha								
	Transactions With Foreign Trusts and Receipt of Certain For								х
10a	Is the partnership making, or had it previously made (and not	revok	ed), a section 7	754 election?					х
	See instructions for details regarding a section 754 election.								
b	Did the partnership make for this tax year an optional basis a	djustm	ent under sect	ion 743(b) or	734(b)?	If "Yes,"			
	attach a statement showing the computation and allocation o								x

	065 (2021) 3204 LYONS AVE LLC	84-3865068	F	age 3
Sche	edule B Other Information (continued)			
C	Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b) because the basis of partnership assets under section 743(b) or 734(b)	ause of a	Yes	No
	substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under	der 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 ow	ned by the		
	partnership throughout the tax year)	· · · · · · · · · · · · · • 📘		
12	At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or of	ther		
	undivided interest in partnership property?			х
13	If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Fo	breign		
	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 Pa	artner'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 Partnership	os, attached		
	to this return	• • 0		
16a	Did you make any payments in 2021 that would require you to file Form(s) 1099? See instructions			х
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 Foreigr	ו		
	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 F	orm 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 Inc	structions for Form 8938		х
21	Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?			х
22	During the tax year, did the partnership pay or accrue any interest or royalty for which one or more part	tners are		
	not allowed a deduction under section 267A? See instructions			х
	If "Yes," enter the total amount of the disallowed deductions	\$		
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
а	The partnership owns a pass-through entity with current, or prior year carryover, excess business inter	est 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.			
с	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
	If "Yes," enter the amount from Form 8996, line 15	▶ \$		
26	Enter the number of foreign partners subject to section 864(c)(8) as a result of transferring all or a port	ion 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) or	a transfer or distribution.		
27	At any time during the tax year, were there any transfers between the partnership and its partners subj	ect to the		
	disclosure requirements of Regulations section 1.707-8?			х
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 val	ue) for		
	purposes of section 7874 greater than 50% (for example, the partners held more than 50% of the stoc			
	the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions			
	Percentage: By Vote	By Value		х
29	Is the partnership 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," complete Designation of Partnership Representative below.			
•	ation of Partnership Representative (see instructions)			
	elow the information for the partnership representative (PR) for the tax year covered by this return.			
Name o	of PR > CHRISTOPHER SENEGAL			
U.S. ad		phone number of		
	Port Arthur TX 77642 PR	(225) 288-1	1590	
	R is an entity, name of the designated individual for the PR			
		phone number of		
	ated individual V designed	gnated individual	465-	<u>/060 ::</u>
EEA		Form	1065	(2021)

Form 10			-386506	8 Page 4
Sche	dule	K Partners' Distributive Share Items	Т	otal amount
	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)		
	b	Expenses from other rental activities (attach statement)		
	c	Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4	Guaranteed payments: a Services 4a b Capital 4b		
ŝ		c Total. Add lines 4a and 4b	4c	
S O	5	Interest income	5	
Ē	6	Dividends and dividend equivalents: a Ordinary dividends	6a	
Income (Loss)		b Qualified dividends 6b c Dividend equivalents 6c		
20	7	Royalties	7	
<u> </u>	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) ••••••••••••••••••••••••••••••••••••		
	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	
su	12	Section 179 deduction (attach Form 4562)	12	
tio	13a	Contributions	13a	
nci	b	Investment interest expense	13b	
Deductions	c	Section 59(e)(2) expenditures: (1) Type ► (2) Amount ►	• 13c(2)	
	d	Other deductions (see instructions) Type ►	13d	
Self- Employ- ment	14a	Net earnings (loss) from self-employment	14a	
npl	b	Gross farming or fishing income	14b	
<u><u><u></u></u><u></u></u>	C	Gross nonfarm income	14c	
	15a	Low-income housing credit (section 42(j)(5))	15a	
Ś	b	Low-income housing credit (other)	15b	
Credits	C	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
ů.	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	וו	
Trai				
× "	17a	Post-1986 depreciation adjustment	17a	4
ä⊒ā	b	Adjusted gain or loss	17b	
Alternative Minimum Tax (AMT) Items	c	Depletion (other than oil and gas)	17c	
<u>T</u>	d	Oil, gas, and geothermal properties - gross income	17d	
<u>A</u> a t	e	Oil, gas, and geothermal properties - deductions	17e	
_2~	f	Other AMT items (attach statement)	17f	
c	18a	Tax-exempt interest income	18a	
tio	b	Other tax-exempt income	18b	
Other Information	c	Nondeductible expenses	18c	
ori	19a	Distributions of cash and marketable securities	19a	
<u>I</u>	b	Distributions of other property	19b	
ler	20a	Investment income	20a	
đ	b	Investment expenses	20b	
-	c	Other items and amounts (attach statement)		
4	21	Total foreign taxes paid or accrued	21	
EEA				Form 1065 (2021)

1	Net income (loss). Com	bine Schedule K, lines	1 through 11. From th	he result,	subtract the	sum of			
	Schedule K, lines 12 thr	rough 13d, and 21						1	(34,746)
2	Analysis by		(ii) Individual	(iii) In	dividual	(ha) Danta analain	(v) Exemp	ot	(vi)
	partner type:	(i) Corporate	(active)		assive)	(iv) Partnership	Organiza		Nominee/Other
а	General partners		(31,271)	>					
b	Limited partners		(3,475)	5					
Scl	nedule L 🔰 Balan	ce Sheets per Bo	oks		Beginning	of tax year	E	nd of t	ax year
		Assets			(a)	(b)	(c)		(d)
1	Cash					26,000			82,506
2 a	Trade notes and accour	nts receivable							
b	Less allowance for bad	debts							
3	Inventories								
4	U.S. government obliga	tions							
5	Tax-exempt securities								
6	Other current assets (at	tach statement)							
7 a	Loans to partners (or pe		rs)						
b	Mortgage and real estat								
8	Other investments (atta	ch statement)							
9 a	Buildings and other dep			1,	,120,191		1,157	,194	
b	Less accumulated depre	eciation		í í	18,750	1,101,441	· · · · · ·	,297	1,081,897
10 a	Depletable assets				/			<u> </u>	
b	Less accumulated deple	etion							
11	Land (net of any amortiz	zation)				500,000			500,000
12 a	Intangible assets (amor	tizable only)							
b	Less accumulated amor	rtization							
13	Other assets (attach sta	itement)					Statement	#29	225,251
14	Total assets					1,627,441			1,889,654
	Liab	oilities and Capital							
15	Accounts payable .								
16	Mortgages, notes, bond	s payable in less than 1	year						
17	Other current liabilities (attach statement)							
18	All nonrecourse loans								
19 a	Loans from partners (or	persons related to part	ners)						
b	Mortgages, notes, bond					650,000			425,300
20	Other liabilities (attach s								
21	Partners' capital account					977,441			1,464,354
22	Total liabilities and capit					1,627,441	Defer		1,889,654
SCI							r Return		
		The partnership may b							
1	Net income (loss) per be		(13,5			rded on books this ye			
2	Income included on Sch					K, lines 1 through 11	(itemize):		
	5, 6a, 7, 8, 9a, 10, and ²			а	Tax-exempt i	nterest \$			
3	books this year (itemize Guaranteed payments (Doductiono ir	ncluded on Schedule	K		
3	insurance)					gh 13d, and 21, not c			
4	Expenses recorded on l				-	income this year (ite	-		
-	not included on Schedu				-	\$		100	
	through 13d, and 21 (ite			a 1	Depreciation	Ψ	21,	190	
а	Depreciation \$			-					21,190
b	Travel and entertainmer	nt \$	-	8 /	Add lines 6 a	und 7		<u> </u>	21,190
-		··· •	-) (Analysis of Net Inc	ome	ł	
5	Add lines 1 through 4		(13,5). Subtract line 8 from			(34,746)
-	nedule M-2 Ana		(-0/0			,		1	(01,110)
1	Balance at beginning of		- I [•]		Distributions:	a Cash			
2	Capital contributed: a					b Property .			
		Property			Other decrea	ises (itemize):			
3	Net income (loss) (see i					. /		—	
4	Other increases (itemize							—	
				8 /	Add lines 6 a	ind 7 • • • • • •			
5	Add lines 1 through 4		1,464,3	354 9 E	Balance at ei	nd of year. Subtract li	ne 8 from line	5	1,464,354

Page 5

84-3865068

Form 1065 (2021) 3204 LYONS AVE LLC

Analysis of Net Income (Loss)

Form **8825**

(Rev. November 2018)

Department of the Treasury Internal Revenue Service Name

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

OMB No. 1545-0123

Attach	to	Form	1065	or	Form	1120S

► Go to www.irs.gov/Form8825 for the latest information.

Employer identification number

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. Personal use. See instructions. See page 2 to list additional properties. Fair Rental Days Personal Use Days Physical address of each property street, city, state, ZIP code Type - Enter code 1-8; see page 2 for list additional properties. Fair Rental Days Personal Use Days A 3115 FARMER STREET 2 365 Image: Street additional properties. Personal Use Days B		3204 LYONS AVE LLC				84-3	386506	8
Interactive and days with personal use. See instructions. See page 2 to list additional properties. Fair Rental Days Personal Use Days Physical darks soft each property - street, city, state, 2IP code Type - Enter code - 16; 2 Fair Rental Days Personal Use Days A 3.115 PARMER: STREET 2 365 Personal Use Days B C 2 365 Personal Use	1							
Projectal address of each property - street, city, state, Type - Enter code - 1.6; see page 2 for list Fair Rental Days Personal Use Days A 3115 FAMER. STREET 2 365 365 B								
ZiP code See page 2 for list Pair Kental Usy Pair Kental U	F							
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3 Advertising 3 1,079 4 4		Rental Real Estate Expenses						
4 Auto and travel 4	-	·	_					
5 Cleaning and maintenance 5 5,218		•		1,079				
6 Commissions 6 7 8,606	4							
7 Insurance 7 8,606	5	Cleaning and maintenance	5	5,218				
8 Legal and other professional fees 1 9 Interest (see instructions) 1 10 Repairs 1 11 Taxes 10 12 Utilities 12 14 77,737 1 15 Other (list) >	6	Commissions	6					
8 Legal and other professional fees 8 35,588	7	Insurance	7	8,606				
9 11,454	8	Legal and other professional fees	8					
10 25,134	9		9					
11 16,863 12 9,499 13 Wages and salaries 13 14 77,737 14 77,737 14 77,737 15 Other (list) ▶ Statement #8A 19,342 15 16 15 16 210,520 16 17 (34,746) 18a 179,744 16 210,520 18a 175,774 18a 16 spenses for each property. 16 210,520 18a 18a 175,774 18a Total expenses for mach property. 16 210,520 17 18a 175,774 19 Net gain (loss) from each property. 17 (34,746) 18a 175,774 19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities · · · · · · · · · · · · · · · · · · ·		, ,						
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21 Net rental estate income (loss). Combine lines 18a through 20a. Enter the result here and on: 21 (34,746)		(1) Name		(2) Empl	loyer identification number			
				()	•			
	24	Not rontal actato income (lace) Combine line	- 10- ⁺	brough 200 Enter the set	wilt here and on:		24	/04 844
	4 I		5 108 [niouyn zoa. Enter the res				(34,/46)

For Paperwork Reduction Act Notice, see instructions.

Department of the Treasury Internal Revenue Service

Name of partnership

Information on Partners Owning 50% or More of the Partnership

OMB No. 1545-0123

Attach to Form 1065

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

Employer identification number (EIN)

3204 LYONS AVE LLC

84-3865068 Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2a (Question 3a for Part I 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

Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2b Part II (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).

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

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

	Final K-1 Amended	
Schedule K-1 2021		f Current Year Income,
(Form 1065)	Deductions, Cred	its, and Other Items
Department of the Treasury Internal Revenue Service For calendar year 2021, or tax year	1 Ordinary business income (loss)	14 Self-employment earnings (loss)
0004		_
beginning2021 ending	2 Net rental real estate income (loss)	
Partner's Share of Income, Deductions,	(31,271) 3 Other net rental income (loss)	15 Credits
Credits, etc. See separate instructions.	3 Other Her rental moorne (1033)	
Part I Information About the Partnership	4a Guaranteed payments for services	-
A Partnership's employer identification number		
84-3865068	4b Guaranteed payments for capital	16 Schedule K-3 is attached if
B Partnership's name, address, city, state, and ZIP code		checked • • • • 🕨
3204 LYONS AVE LLC	4c Total guaranteed payments	17 Alternative minimum tax (AMT) items
		A 4
2634 BEVIS ST	5 Interest income	
Houston, TX 77008-1754		_
C IRS center where partnership filed return E-FILE	6a Ordinary dividends	
D Check if this is a publicly traded partnership (PTP)		
Part II Information About the Partner	6b Qualified dividends	18 Tax-exempt income and nondeductible expenses
E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instr.)	6c Dividend equivalents	-
439-69-1724	BC Dividend equivalents	
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. CHRISTOPHER SENEGAL	7 Royalties	-
CHRISTOPHER SENEGAL		
2338 Glenwood Dr	8 Net short-term capital gain (loss)	-
Port Arthur, TX 77642		19 Distributions
G X General partner or LLC Limited partner or other LLC	9a Net long-term capital gain (loss)	
member-manager member		
H1 🗴 Domestic partner	9b Collectibles (28%) gain (loss)	
H2 If the partner is a disregarded entity (DE), enter the partner's:		20 Other information
TIN Name	9c Unrecaptured section 1250 gain	
I1 What type of entity is this partner? INDIVIDUAL		
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here	10 Net section 1231 gain (loss)	
J Partner's share of profit, loss, and capital (see instructions):		_
Beginning Ending	11 Other income (loss)	
Profit 90.000000 % 90.000000 %		
Loss 90.0000000 % 90.0000000 % Capital 90.0000000 % 90.0000000 %		Z * STMT
Check if decrease is due to sale or exchange of partnership interest	12 Section 179 deduction	Z * STMT 21 Foreign taxes paid or accrued
K Partner's share of liabilities:		
Beginning Ending	13 Other deductions	
Nonrecourse \$		
Qualified nonrecourse		
financing \$		
Recourse · · · · · \$		
Check this box if item K includes liability amounts from lower tier partnerships.		
L Partner's Capital Account Analysis	22 More than one activity for at-risk	
Beginning capital account \$ 863,533	23 More than one activity for passiv	
Capital contributed during the year • • • \$ 500,469	*See attached statement for add	
Current year net income (loss) \$ (12,200) Other increase (decrease) (attach explanation) \$		
Withdrawals and distributions · · · · · \$ ()	<u></u> ≥	
Ending capital account $\cdot \cdot \cdot$	Qnly	
	L se	
M Did the partner contribute property with a built-in gain (loss)?	l m	
Yes X No If "Yes," attach statement. See instructions.	For IR	
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)	<u>]</u> <u>@</u>	
Beginning \$		
Ending		
EFA EACTION FOR THE FORMER FORME	w.irs.gov/Form1065	Schedule K-1 (Form 1065) 2021

Schedule K-1 Supplemental Information	2	021 PG01
Partner's name	Pa	tner's ID Number
CHRISTOPHER SENEGAL	4	39-69-1724
Name of Partnership	Pa	tnership EIN
3204 LYONS AVE LLC	8	4-3865068
Section L: Current Year Net Income	(Loss)	Statement #99
Description		
Net rental real estate income (loss) M-1 Tax-to-Book Depreciation Adjustment		Amount (31,271) 19,071

=

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8825

K-1 Rental Real Estate Activity

Information provided to determine participation level in each rental property

		(For shareholder's and partner's records on	lly)				
Shareholder/Partner Name				Ownership perce		N/SSN	
CHRISTOPHER SENEG	AL			90	4	139-69	-1724
D	Description	Туре	Line 17 Income/Loss	Line 19 4797	Line 20 Pass-th		Line 21 Net
3115 FARMER STREE	T						
HOUSTON, TX 77020)	2 Multi-family	(31,271)				
Totals		ay occur as a result of rounding individual properties.	(31,271)				(31,271)

		STA	TEMENT A - QI	BI Pass-throug	h Entity R	Reportin	g			
				Reported in Accordance with		•	•			
			Schedule K-1, Line 20, Code Z							
	shown on return		(This page is	e-filed with the return. Include	e it if paper-filing.)			2021		
. ,	ONS AVE LLC							Tax ID Numb 84-3865		
Name(s) as s								Tax ID Numb		
	PHER SENEGAL	L						439-69-3		
						Taxpayer I	dentification			
Line No.	Description	n of Trade or Busines	S				mber	PTP	Aggregated	SSTB
1	3115 FARME	ER STREET HOUSTON I	X 77020			84-38650	58			No
			-		_					
LINE NUM	BER	NO. <u>1</u>	NO	NO	NO.		NO.		NO	_
Ordinary Bu										
Income (Lo	ss)									
Rental Incor	me (Loss)	(31,271)								
Royalty Inco	ome (Loss)									
Section 123	1 Gain (Loss)									
	. ,									
Other Incom	ne (Loss)									
Section 179										
Other Deduc	ctions									
W-2 Wages										
Unadjusted Immediately Acquisition	Basis After	1,041,475								
Section 199	A Dividends									

Schedulk K-1 2021 (commodel) For calendar year 2021, or tax year beginning			[] Final K		Amend		OMB No. 1545-0123
(Form 1065) Declaration of the instary internal forwards devices Declaration of the instary internal forwards devices 1 Ordinary builness income (loss) 14 Self-employment earnings (loss) Partner's Share of Income, Deductions, Credits, etc. > See separate instarctions. 1 Ordinary builness income (loss) 15 Credits Partner's Share of Income, Deductions, Credits, etc. > See separate instarctions. 1 Caluaraties depayments for services 16 Sheredule K-3 is attached I A Partnership is omployer identification number 8 A set attached payments for capital 16 Schedule K-3 is attached I 2064 L2VORS AVE LLC 2 6 Ordinary dividends 17 Atternative memory takes (AMI) Inters 2054 L2VORS AVE LLC 6 Ordinary dividends 18 Ta-excerpt income and nordefaultilities 2064 L2VORS AVE LLC 6 Ordinary dividends 18 Ta-excerpt income and nordefaultilities 2064 L2VORS AVE LLC 6 Ordinary dividends 18 Ta-excerpt income and nordefaultilities 17 Atternative adaption of LN of adgragaded entity. See instructions. 16 Dualified dividends 18 Ta-excerpt income and nordefaultilities Dordefaultilities Partner's S	Sch	edule K-1 2021	P	art III				•
Internal Reverse Service For calendar year 2021, or tax year beginning2021 Partner's Share of Income, Deductions, Credits, fut. > Sesseparte instruction. Partner's Share of Income, Deductions, Credits, fut. > Sesseparte instruction. Partner's Share of Income, Deductions, Credits, fut. > Sesseparte instruction. Partner's Share of Income, Deductions, Credits, fut. > Sesseparte instruction. Partner's Share of Income, Deductions, Credits, fut. > Sesseparte instruction. Partner's Share of Income, Deductions, Credits, fut. Sesseparte instruction. Partner's Share of Income, Deductions, Credits, fut. Sesseparte instruction. B Partner's Share of Income, Deductions, Credits, TX 77008-1754 C Risconter viders partnership filled return > E-PILE D Credit Bin a public return of a diaregarded entry. See Instruction. Clarkiss Nor TN (Don true TN of a diaregarded entry. See Instruction. Clarkiss Nor TN (Don true TN of a diaregarded entry. See Instruction. Clarkiss Near of partner a diaregarded entry. See Instruction. Clarkiss Parket is a public return is a diaregarded entry. See Instruction. B Onerdet Partner's Share of partner F Name attraction is a diaregarded entry. Clarkiss Reveared in antice in a diaregarded entry. Clarkiss Reveared in antice in and englin traction. G G Onere		rm 1065) —			Ded	uctions, Cre	dits,	and Other Items
Legining 2021 ending Partner's Share of Income, Deductions, Credits, etc. > be separate instructions. (3, 475) 3 Other net rental income (loss) (3, 475) A Partnenishig, employer identification number 4a Guaranteed payments for capital 15 B Partnerishig, employer identification number 4a Guaranteed payments for capital 15 B Partnerishigh employer identification number 4a Guaranteed payments for capital 16 B Partnerishigh employer identification number 4a Guaranteed payments for capital 16 B Partnerishigh employer identification number 4a Guaranteed payments for capital 17 Rousston, TX 7708-1754 5 Interest income C Riss century where partnershig field oftum P E = PITLE 6a Ordinary dividends D Check this is a patient or LLC Interest income 6b Qualified dividends 17219 BLANTON FOREST DR 8 Net short-term capital gain (loss) 19 Partner's share of inbuilties: Prographeries 10 20 Other information 9a Net long-term patient dealor 19 Outrobutons 19 Outrobutons 111 The parther is a disregardide			1	Ordinary	busine	ss income (loss)	14	Self-employment earnings (loss)
Partner's Share of Income, Deductions, Credits, etc. (3,475) 3 Other net rental income (loss) 15 Credits Partner's Share of Income, Deductions, Credits, etc. 4a Guaranteed payments for services 4 Partner's Share of Directions 4a Guaranteed payments for services 4 Partner's Share of Directions 15 Credits A Partner's Share of Directions 4a Guaranteed payments for services 4 Statesthip's name, address, city, state, and ZIP code 4c Total guaranteed payments 2634 BEVIS ST Houst con, TX 77008-1754 6a Ordinary dividends D Check fith is a public traded partnership field ratum } E-FILE 6b Qualified dividends F Name, address, div, state, and 2P code for partner entered in E. See instructions. 6c Dividend equivalents F Name, address, div, state, and 2P code for partner entered in E. See instructions. 7 Royallies 8 Net abort-form capital gain (loss) 19 Distributions 9 Collectifies (28%) gain (loss) 9c Unrecaptured section 1250 gain 10 Net section 1231 gain (loss) 12 Foreign partner 11 Other income (loss) 10 Other information 9 Culterest bia coll abult (locs) 21 Foreign taxes paid or accrued 11 Other income (loss) 13 Other deductions 9 Culterest bia coll abult (loss)		0004						
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financing \$ Recourse \$ Check this box if item K includes liability amounts from lower tier partnerships. > L Partner's Capital Account Analysis 22 More than one activity for at-risk purposes*								
Recourse \$ Check this box if item K includes liability amounts from lower tier partnerships. • L Partner's Capital Account Analysis 22 More than one activity for at-risk purposes*								
Check this box if item K includes liability amounts from lower tier partnerships. Image: Check this box if item K includes liability amounts from lower tier partnerships. L Partner's Capital Account Analysis 22 More than one activity for at-risk purposes*								
L Partner's Capital Account Analysis 22 More than one activity for at-risk purposes*								
	L	· · · · · · · · · · · · · · · · · · ·	22	Mo	re than o	one activity for at-ris	sk purp	oses*
Beginning capital account		Beginning capital account \$113,908	23	Mo	re than o	one activity for pase	ive act	tivity purposes*
Capital contributed during the year • • • \$* *See attached statement for additional information.		Capital contributed during the year • • • \$	*S	ee attao	ched s	tatement for a	dditio	nal information.
Current year net income (loss) • • • • \$ (1,356)		Current year net income (loss) • • • • \$ (1,356)						
Other increase (decrease) (attach explanation) \$		Other increase (decrease) (attach explanation) \$						
Withdrawals and distributions ••••••••••••••••••••••••••••••••••••								
Ending capital account $\cdots \cdots $ $112,552$		Ending capital account • • • • • • \$ 112,552	l e					
M Did the partner contribute property with a built-in gain (loss)?	м	Did the partner contribute property with a built in goin /loss/2	چًا					
Yes X No If "Yes," attach statement. See instructions.	IVI		<u>اي</u>					
Image: Section Section Section Section 704(c) Gain or (Loss)	N		Ъ					
Beginning								
Ending								
For Paperwork Reduction Act Notice, see the Instructions for Form 1065. www.irs.gov/Form1065 Schedule K-1 (Form 1065) 202		aperwork Reduction Act Notice, see the Instructions for Form 1065.	w.irs.g	ov/Form1	065			Schedule K-1 (Form 1065) 2021

Schedule K-1 Supplemental Information	2021 PG01
Partner's name	Partner's ID Number
CLARISSA PERKINS	436-75-2605
Name of Partnership	Partnership EIN
3204 LYONS AVE LLC	84-3865068
	•
Section L: Current Year Net Income (Los	•
	S) Statement #99

8825

K-1 Rental Real Estate Activity

Information provided to determine participation level in each rental property

		(For shareholder's and partner's records or	nly)			
Shareholder/Partner Name				Ownership percer		
CLARISSA PERKINS				10	436-7	5-2605
	Description	Туре	Line 17 Income/Loss	Line 19 4797	Line 20a Pass-thru	Line 21 Net
3115 FARMER STREE	Т					
HOUSTON, TX 77020	1	2 Multi-family	(3,475)			
	Accumulated differences m	ay occur as a result of rounding individual properties.				
Totals			(3,475)			(3,475)

		STA	TEMENT A - QE	BI Pass-througl	h Entity R	Reportin	g			
			Information R	eported in Accordance with S	Section 199A-6	-	-			
				chedule K-1, Line 20, Code Z				2021		
Name(s) as s	hown on return		(This page is e	e-filed with the return. Include	it if paper-filing.)			Tax ID Numb	or	
	ONS AVE LLC							84-3865		
Name(s) as s	hown on K1							Tax ID Numb		
CLARISS	A PERKINS							436-75-	2605	
	Description	of Trada or Duainaa	•				dentification			
Line No.		of Trade or Busines					mber	PTP	Aggregated	SSTB
1	3115 FARME	R STREET HOUSTON T	x 77020			84-38650	58			No
	-									
LINE NUM	BER	NO. <u>1</u>	NO	NO	NO.		NO.		NO	
Ordinary Bus										
Income (Los	ss)									
Rental Incon	ne (Loss)	(3,475)								
Royalty Inco	ma (I aaa)									
	me (Loss)									
Section 123	1 Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	ctions									
W-2 Wages										
Unadjusted	Basis									
Immediately Acquisition	After	115,719								
Section 199/	A Dividends									
					_					

	1562		Depreciatio	on and A	mortizati	on		OMB No. 1545-0172
Form	4562		(Including Infor				2021	
Departr	ment of the Treasury		Atta	ich to your tax	return.			Attachment
Interna	ernal Revenue Service (99) Go to www.irs.gov/Form4562 for instructions and the latest information.							Sequence No. 179
	(s) shown on return		Busines	,				ifying number
	04 LYONS AVE 1		rtain Property Und		FARMER ST	REET	84-3	865068
I ui		-	property, complete Pa			Part I.		
1							1	
2		•	olaced in service (see				2	
3	Threshold cost of	section 179 prop	perty before reduction	in limitation (see instructio	ns)	3	
4							4	
5		-	act line 4 from line 1. I			-		
							5	
6	(a)	Description of property	1	(b) Cost (busin	ess use only)	(c) Elected cost		
7	Listed property. E	nter the amount f	from line 20		7			
8						7	8	
9			aller of line 5 or line 8	• • •			9	
10							10	
11	Business income lin	nitation. Enter the sn	naller of business income	(not less than	zero) or line 5.	See instructions	11	
12						1 <u>1</u>	12	
13			to 2022. Add lines 9 a			13		
			for listed property. Ins					
		•		-		clude listed property. Se	e instr	ructions.)
14	•		qualified property (oth					
15	• •						14 15	37,003
							16	40,734
			on't include listed prop					40,754
				ection A	· · · ·			
17	MACRS deduction	ns for assets plac	ced in service in tax ye	ears beginnin	g before 202	1	17	
18			sets placed in service	•	•	× —		
			<u></u>					
	Section		•		ar Using the	General Depreciation	Syste	m
(a)	Classification of proper	y placed in service	(c) Basis for depreciation (business/investment use only-see instructions)	(d) Recovery period	(e) Convention	n (f) Method	(g) 🗆	Depreciation deduction
19a	3-year property							
b	5-year property							
<u> </u>	7-year property							
	10-year property							
f	15-year property 20-year property							
				25 yrs.		S/L		
	Residential renta			27.5 yrs.	MM	S/L		
	property			27.5 yrs.	MM	S/L		
i	Nonresidential re	eal		39 yrs.	MM	S/L		
	property				MM	S/L		
	Section	C - Assets Place	d in Service During 2	2021 Tax Yea	r Using the <i>l</i>	Alternative Depreciatio	n Sys	tem
	Class life					S/L		
	12-year			12 yrs.	• • •	S/L		
	30-year			30 yrs.	MM	S/L		
	40-year	Soo instructions \		40 yrs.	MM	S/L		
21	Listed property.) n line 28				21	
21			ines 14 through 17, lin	 es 19 and 20	in column (a)	and line 21 Enter	21	
<u>ک</u> ک			of your return. Partner				22	77,737
23			ed in service during the	-	-			1 11,131
		-				23		

Name	me(s) shown on tax return. Do not enter name and identifying number if shown on page 1.						Identifying number		
	LYONS AVE LLC	84-3865	5068						
	CTION B - Business and Income-Producing P								
Pa									
19	Description of properties (show type, location, and date acqu		1 1 37	•	• •	,	0		
	the same casualty or theft. See instructions if claiming a lo	oss due	to a Ponzi-type inv	vestment scheme ar	nd Section	n C is not c	ompleted.		
	Property A Multi Family Residence, 01-01-2	2020							
	Property B								
	Property C								
	Property D								
				Propert					
			Α	В		C	D		
20	Cost or adjusted basis of each property	20	1,250,000						
21	Insurance or other reimbursement (whether or not you								
	filed a claim). See the instructions for line 3	21	118,409						
	Note: If line 20 is more than line 21, skip line 22.								
22	Gain from casualty or theft. If line 21 is more than line 20, enter								
	the difference here and on line 29 or line 34, column (c), except								
	as provided in the instructions for line 33. Also, skip lines 23								
	through 27 for that column. See the instructions for line 4 if line 21 includes insurance or other reimbursement you did not								
	claim, or you received payment for your loss in a later tax year	22							
23	Fair market value before casualty or theft	23	1,775,000						
24	Fair market value after casualty or theft	24	1,850,000						
25	Subtract line 24 from line 23	25	(75,000)						
26	Enter the smaller of line 20 or line 25	26	(75,000)						
	Note: If the property was totally destroyed by casualty or		())))))))						
	lost from theft, enter on line 26 the amount from line 20.								
27	Subtract line 21 from line 26. If zero or less, enter -0-	27	0						
28	Casualty or theft loss. Add the amounts on line 27. Enter the			line 34. See instruction	ons	. 28			
	rt II Summary of Gains and Losses (from s			(b) Losses from c		-			
			/	(i) Trade, business,	(ii) Inc		(c) Gains from casualties or thefts		
	(a) Identify casualty or theft			rental, or royalty property		g property	includible in income		
	Casualty or Theft	of Pro	operty Held On				•		
29				()			
				()()			
30	Totals. Add the amounts on line 29		30	()			
31	Combine line 30, columns (b)(i) and (c). Enter the net gain of	r (loss) l	here and on Form 47	797, line 14. If Form 4	1797 is				
	not otherwise required, see instructions					. 31			
32	Enter the amount from line 30, column (b)(ii) here. Individual	s, enter	the amount from inc	come-producing prop	erty on				
	Schedule A (Form 1040), line 16; or Schedule A (Form 1040-	-NR), lin	ne 7. (Do not include	any loss on property	used as				
	an employee.) Estates and trusts, partnerships, and S corpo	rations,	see instructions			. 32			
	Casualty or Theft	of Pro	operty Held Mo	re Than One Ye	ear		•		
33	Casualty or theft gains from Form 4797, line 32					. 33			
340	Casualty #1			()()			
				()()			
35	Total losses. Add amounts on line 34, columns (b)(i) and (b)((ii) .		()			
36	Total gains. Add lines 33 and 34, column (c)					. 36			
37	Add amounts on line 35, columns (b)(i) and (b)(ii)					. 37			
38	If the loss on line 37 is more than the gain on line 36:								
a	Combine line 35, column (b)(i) and line 36, and enter the net the <i>Note</i> below. All others, enter this amount on Form 4797, instructions	line 14.	If Form 4797 is not o	otherwise required, se		280			
L	Denter the amount from line 35, column (b)(ii), here. Individua					- 38a			
L	Schedule A (Form 1040), line 16; or Schedule A (Form 1040- an employee.) Estates and trusts, enter on the "Other deduct	-NR), lin tions" lir	ne 7. (Do not include ne of your tax return.	any loss on property Partnerships and S					
~~	corporations, see the <i>Note</i> below				• • • • •	. 38b			
39	If the loss on line 37 is less than or equal to the gain on line see the <i>Note</i> below. All others, enter this amount on Form 47	797, line	3						
	Note: Partnerships, enter the amount from line 38a, 38b, or 3 S corporations, enter the amount from line 38a or 38b on For			-					

Attachment Sequence No. 26

Page **2**

Form 4684 (2021)

Form 8879-PE

E-file Authorization for Form 1065 (For return of partnership income or administrative adjustment request)

OMB No. 1545-0123

	PE.		2021		
Department of the Treasury					
Internal Revenue Service	For calendar year 2021, or tax year beginning	, 2021, and er			
Name of partnership			Employer identification	n numbe	r
3204 LYONS AVE L			84-3865068		
	5 Information (Whole dollars only)				
•	sales less returns and allowances (Form 1065, line 1c)			1	
 Gross profit (Form Ordinary business 	n 1065, line 3)			2	
•	tate income (loss) (Form 1005, Schedule K, line 2)			4	(24.746)
	ncome (loss) (Form 1065, Schedule K, line 3c)			5	(34,746)
	on and Signature Authorization of Partner or Me				
· · · · · · · · · · · · · · · · · · ·			proprocentative		
I declare under penalt					
1a. If the Form 1065 partnership.	5 is being transmitted as part of a return of partners	ship income, I am a p	partner or member of	f the na	amed
b. If the Form 1065 (PR) of the nam	5 is being transmitted as part of an administrative a led partnership.	adjustment request (A	AR), I am the partne	ership	representative
	a copy of the partnership's electronic Form 1065 (tatements, and to the best of my knowledge and b				ying forms,
3. I am fully authoriz	zed to sign the return or AAR on behalf of the partr	nership.			
4. The amounts sho	own in Part I above are the amounts shown on the	electronic copy of the	e partnership's Form	n 1065.	
return or AAR to	v my electronic return originator (ERO), transmitter the IRS and to receive from the IRS (a) an acknow on for any delay in processing the return or AAR.				
()	personal identification number (PIN) as my signat	ture for the partnersh	ip's electronic return	of par	tnership income
_	or PR PIN: check one box only	4			
x I authorize	J.Robins CPA, LLC ERO firm name	to enter my	PIN <u>65068</u> Don't enter all zer		as my signature
on the partne	ership's 2021 electronically filed return of partnersh	nip income or AAR.	Don't enter an zer	105	
As a Partner	r or Member or PR of the partnership, I will enter m y filed return of partnership income or AAR.	•	re on the partnership	o's 202	1
Partner or Member or	PR signature				
Title Managing E			Dat	te 🕨	06-08-2022
Managing P			Du	-	00-08-2022
Part III Certificat	tion and Authentication				
ERO's EFIN/PIN. Ent	er your six-digit EFIN followed by your five-digit se	If-selected PIN.		903 't enter al	l zeros
AAR for the partnersh	e numeric entry is my PIN, which is my signature o nip indicated above. I confirm that I am submitting t cation and Participation, and Pub. 4163, Modernize	his return or AAR in a	accordance with the	require	ements of Pub.
ERO's signature 🕨	Joseph Robins	C	oate ► <u>06-08-202</u>	2	
For Paperwork Reducti	ERO Must Retain This For Don't Submit This Form to the IRS ion Act Notice, see instructions.			F	orm 8879-PE (2021)
EEA					

Federal Supporting Stateme	ante	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 Notes Receivable	Beg Of Yea	225,251
Total		225,251
FORM 8825, LINE 15 - OTHER		PG01 Statement #8A
DESCRIPTION Bank Charges & Fees		AMOUNT 208
Travel		503
Miscellaneous Expenses		2,885
Contract Labor		5,869
Supplies & Software		9,877
TOTAL		<u>19,342</u>

	Schedule M-2/Partners' Capital Reconciliation Workshee	
Form 1065	(Keep for your records)	2021
Name(s) as shown on return		Tax ID Number
3204 LYONS AVE LL	C	84-3865068
	Analysis of Current-Year Partners' Capital	
1 Beginning partners'	capital per balance sheet (Schedule L, column b, line 21)	1 977,441
	Schedule M-1, line 1, or Schedule M-3, page 1, line 11)	
	during the year (Schedule K-1, Item L)	
4 Other increases (Sc	nedule M-2, line 4)	4
	ule K, lines 19A and 19B)	
	er decreases (Schedule M-2, line 7)	
,	ital per balance sheet (Schedule L, column d, line 21)	/
o Ending partners cap		0 1,464,354
9 Difference (line 7 n	inus line 8) (should be zero)	9
Current-Year Chan	ge to Partners' Capital Compared to Current-Year Change to Schedule K, Item L (All Partner	s)
1 Ending partners' car	ital (Schedule L, column d, line 21)	1 1 464 254
	capital (Schedule L, column b, line 21)	
		· · · ·
	ital (Schedules K-1, item L)	
	capital (Schedules K-1, item L)	
6 Difference (line 4 mi	nus line 5) • • • • • • • • • • • • • • • • • •	6 486,913
Current-Vear Timin	g Adjustments from Schedule M-1 Screen (K-1 accounting method other than GAAP)	
	t income per books (Schedule M-1, lines 5 and 6 - not included on Schedule M-2, line 3)	
	ed on books not included on Schedule K	
	edule K not included on books	0
	ms not included on books	
10 Total subtractions (li	nes 7 through 9)	00
Additions to net inco	me per books (Schedule M-1, lines 2 and 3 - not included on Schedule M-2, line 3)	
	Schedule K not recorded on books	
	xs not included on Schedule K	
	s not included on Schedule K	
14 Total additions (lines	12 through 13)	
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-Vear Timin	g Adjustments from Schedule M-3 Screens (K-1 accounting method other than GAAP)	
	rary book-to-tax difference amounts entered on the M32, M33, 8916A, and SCH3 screens appear	
	7 as opposite of the actual entries. For example, an entry of -100 would appear as 100.	
16 Permanent difference	es	
17 Temporary difference	es	
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	lifference (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

	(Reep loi yo					aye i
lame(s) as shown on return					Tax ID Number	
3204 LYONS AVE LLC	i				84-38650	68
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	
Tax ID Number	

Name(s) as shown on return

3204 LY	ONS AVE LLC							84-38650	068	
Line No.	Descriptio	n of Trade or Business	6				lentification mber	PTP	Aggregated	SSTB
1	3115 FARM	ER STREET HOUSTON TX	77020			84-386506	58			No
			- · · ·							
		-								
LINE NUM	BER	NO. <u>1</u>	NO	NO	NO.		NO.		NO.	
Ordinary Bu Income (Lo										
Rental Incor	me (Loss)	(34,746)								
Royalty Inco	ome (Loss)									
Section 123	1 Gain (Loss)									
Other Incom	ne (Loss)									
Section 179										
Other Dedu	ctions									
W-2 Wages										
Unadjusted Immediately Acquisition	Basis After	1,157,194								
	A Dividends									

for S	ection 199A calculations.					FORM 8825	- 3	3115 FARMER	STREET HOU	STON	ſ					PAGE 1				
	"UBIA" in lower right corner.				(Thi	s page is not filed	d with	h the return. It is	s for your recor	rds on	ıly.	.)								
Name	(s) as shown on return													Social s	ecurity number/EI	4				
:	3204 LYONS AVE LLC														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	0331202	20 1,120,191	*	100.00				1,120,191	27.5	5 5	SL MM	3.636	32,24	8 40,734	72,982	40,730			
2	DITTMANS COURT IMPROV	0112202	21 32,003	*	100.00		СХ	32,003	0	15	:	150 DB HY	5			32,003				
3	AIRBNB FURNITURE	0128202	21 5,000	*	100.00		СХ	5,000	0	7	1	200 DB HY	14.29			5,000				

CY

37,003

1,120,191

Depreciation Detail Listing

Land Amount Net Depreciable Cost

Totals

* Item is included in UBIA

1,157,194

32,248

40,734

40,730

109,985

Depreciation Detail Listing

2021

PAGE 1

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

Name(s)) as	shown	on	return	

3204	LYONS	AVE	LTC

Social security number/EIN 84-3865068

	201 21000 1112 220									r			3003000	· · ·	
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				100.00			32,003		150 DB HY	5		1,600		
	AIRBNB FURNITURE	01282021			100.00			5,000		200 DB HY			715		
2	AIRBID FURNIIURE	01202021	3,000		100.00			5,000	1	200 08 11	14.29		/15	/15	
	Totals		1,157,194					1,157,194				32,248	43,049	75,297	
	100013		1,13,194	1				1,101,194	1			52,240	-3,0-9	,3,231	

* Item was disposed of during current year.

Depreciation Detail Listing

2021 PAGE 1

BOOK FOR FORM 8825 - 3115 FARMER STREET HOUSTON (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	5 SL MM	3.636	32,248	40,734	72,982	
	DITTMANS COURT IMPROV				100.00			32,003		150 DBHY	5		1,600	1,600	
		01282021			100.00			5,000		200 DBHY	14.29		715	715	
•			.,					0,000	·					0	
	Totals		1,157,194					1,157,194		1		32,248	43,049	75,297	

Land Amount Net Depreciable Cost

			Depreciation V ith the return. It is for you			202	1
ne(s) a	s shown on retur					Tax ID I	
	LYONS AVI			1			865068
	Multi-Form	Description	Date	Basis	Method	Life	Deduction
25	1	DITTMANS COURT	03-31-2020	1,120,191	SL	27.5	40,734
25 25	1 1	DITTMANS COURT IMPROVEME AIRBNB FURNITURE	01-12-2021 01-28-2021		м м	15 7	
25		AIRBNB FORMITORE	01-28-2021			'	
		TOTAL					40,734
						1	