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Schedule K-1 (Form 1065) 2019

Department of the Treasury
Internal Revenue Service

For calendar year 2019, or tax year

beginning / / 2019 ending / /

☐ Final K-1 ☒ Amended K-1

OMB No. 1545-0123

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

► See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number

81-3814373

B Partnership's name, address, city, state, and ZIP code

SHENANDOAH APARTMENTS LLC
650 S 500 W, STE 104
SALT LAKE CITY, UT 84101

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 (Do not use TIN of a disregarded entity. See instructions.)

621-28-3017

F Name, address, city, state, and ZIP code for partner entered in E. See instructions.

BRANDEN A MOLL
BAM TULSA LLC
PO BOX 10153 1/2 RIVERSIDE DRIVE #217
TOLUCA LAKE, CA 91602

G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

H1 ☒ Domestic partner ☐ Foreign partner

H2 ☒ If the partner is a disregarded entity (DE), enter the partner's:

TIN 81-4363356 Name BAM TULSA, LLC

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	1.1364 %	1.1364 %
Loss	1.1364 %	1.1364 %
Capital	1.1364 %	1.1364 %

Check if decrease is due to sale or exchange of partnership interest ☐

ATX

K Partner's share of liabilities:

	Previous Year Beginning	Current Year Ending
Nonrecourse	$ 728.	$ 755.
Qualified nonrecourse financing	$ 60,059.	$ 96,537.
Recourse	$	$

☐ Check this box if Item K includes liability amounts from lower tier partnerships.

L Partner's Capital Account Analysis

Beginning capital account	$ 25,841.
Capital contributed during the year	$
Current year net income (loss)	$ -12,831.
Other increase (decrease) (attach explanation)	$
Withdrawals & distributions	$ (35,000.)
Ending capital account	$ -21,990.

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No If "Yes," attach statement. See instructions.

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

Beginning $

Ending $

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

1	Ordinary business income (loss)	
2 *	Net rental real estate income (loss)	-10,157.
3	Other net rental income (loss)	
4a	Guaranteed payments for services	
4b	Guaranteed payments for capital	
4c	Total guaranteed payments	
5	Interest income	
6a	Ordinary dividends	
6b	Qualified dividends	
6c	Dividend equivalents	
7	Royalties	
8	Net short-term capital gain (loss)	
9a	Net long-term capital gain (loss)	
9b	Collectibles (28%) gain (loss)	
9c	Unrecaptured section 1250 gain	
10	Net section 1231 gain (loss)	
11	Other income (loss)	
12	Section 179 deduction	
13	Other deductions	
W*		2,546.
14	Self-employment earnings (loss)	
15	Credits	
16	Foreign transactions	
17	Alternative minimum tax (AMT) items	
A		-2,002.
18	Tax-exempt income and nondeductible expenses	
19	Distributions	
A		35,000.
20	Other information	
AH*	STMT	
Z*	STMT	

21 ☐ More than one activity for at-risk purposes*

22 ☐ More than one activity for passive activity purposes*

*See attached statement for additional information.

For IRS Use Only

Input Sheet (K1 Input (1065))

Partnership Information		Enter Filer, Spouse or Joint	Filer
Short Activity Name	02	Property Type	2
Name	SHENANDOAH APARTMENTS LLC - BAM TULSA EIN 81-4363356	EIN	81-3814373

Basis Limitation

For ATX

Enter: Begin Balance PREVIOUS YEAR

Enter: End Balance CURRENT YEAR

Partner's share of liabilities

	2018 - Sch K-1, Item K Regular	2018 - Sch K-1, Item K AMT	2019 - Sch K-1, Item K Regular	2019 - Sch K-1, Item K AMT
Nonrecourse	728	728	755	755
Qualified nonrecourse financing	60,059	60,059	96,537	96,537
Recourse		0		

Increases to Partner Basis

	Regular	AMT
Partner's adjusted basis at the beginning of the current tax year	25,659	25,659
Cash contributions		
Property contributions (adjusted basis less associated liabilities), not less than zero		
Service contributions at fair market value (if taxed)		
Partnership liabilities assumed in 2019		
Clean energy bond credit included in reported interest		
Excess depletion deduction over property basis (Other than oil and gas)		
Other increases to basis not entered elsewhere		

Decreases to Partner Basis

	Regular	AMT
Distributions: Cash and marketable securities (Sch K-1 (1065), Box 19 A)	35,000	35,000
Distributions: Property (adjusted basis) (Sch K-1 (1065), Box 19 C)		
Depletion up to share of allocated adjusted basis (Oil and gas wells)		
Other decreases to basis not included above		
Gain on complete disposal of partnership included in line above		

Gain Recognized on Excess Distributions

Calculated gain from Partner's Basis Worksheet Page 1, line 19	0
Character of gain	Ordinary