

ALPHARETTA HOLDINGS LLC.
20200 W DIXIE HIGHWAY STE 908
MIAMI, FL 33180

JUNE 12, 2019

EDG INVESTMENT GROUP LLC
20200 W DIXIE HIGHWAY STE 908
MIAMI, FL 33180

RE:

ALPHARETTA HOLDINGS LLC.
82-2387489
SCHEDULE K-1 FROM PARTNERSHIP'S 2018 RETURN OF INCOME

ENCLOSED IS YOUR 2018 SCHEDULE K-1 (FORM 1065) PARTNER'S SHARE OF INCOME, DEDUCTIONS, CREDITS, ETC. FROM ALPHARETTA HOLDINGS LLC.. THIS INFORMATION REFLECTS THE AMOUNTS YOU NEED TO COMPLETE YOUR INCOME TAX RETURN. THE AMOUNTS SHOWN ARE YOUR DISTRIBUTIVE SHARE OF PARTNERSHIP TAX ITEMS TO BE REPORTED ON YOUR TAX RETURN, AND MAY NOT CORRESPOND TO ACTUAL DISTRIBUTIONS YOU HAVE RECEIVED DURING THE YEAR. THIS INFORMATION IS INCLUDED IN THE PARTNERSHIP'S 2018 FEDERAL RETURN OF PARTNERSHIP INCOME THAT WAS FILED WITH THE INTERNAL REVENUE SERVICE.

SINCE THIS IS YOUR LAST YEAR AS A PARTNER IN THE PARTNERSHIP, THIS WILL BE THE FINAL SCHEDULE K-1 (FORM 1065) YOU WILL RECEIVE FROM THE PARTNERSHIP.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS INFORMATION, PLEASE CONTACT ME IMMEDIATELY.

RESPECTFULLY SUBMITTED,

ALPHARETTA HOLDINGS LLC.
ENCLOSURE(S)

2018 Partner's Capital Account Reconciliation

Partnership Name	Employer I.D. number
ALPHARETTA HOLDINGS LLC.	82-2387489
Name of Partner	Partner's I.D. number
EDG INVESTMENT GROUP LLC	82-1705135

I. SCHEDULE K-1, ITEM L:

BEGINNING CAPITAL ACCOUNT	
CAPITAL CONTRIBUTED DURING THE YEAR	1,490,000.
PARTNER'S SHARE OF LINES 3, 4 AND 7, FORM 1065, SCH. M-2:	
NET INCOME (LOSS) PER BOOKS (line 3)	-92,564.
OTHER INCREASES (line 4)	92,564.
OTHER DECREASES (line 7)	
TOTAL OF LINES 3, 4, AND 7	
WITHDRAWALS AND DISTRIBUTIONS	1,490,000.
ENDING CAPITAL ACCOUNT	

BOOK TO TAX RECONCILIATION:

1. Net income (loss) per books	-92,564.	6a. Tax-exempt interest	
2. Income on Sch. K-1 not on books		6b. Income on books not on Sch. K-1	
3. Guaranteed payments		7a. Depreciation on Sch. K-1 not on books	
4a. Depr. on books not on Sch. K-1		7b. Deductions on Sch. K-1 not on books	
4b. Travel and entertainment		8. Total of lines 6 and 7	
4c. Other expenses on books not on Sch. K-1	1,125.	9. Tax Income (loss). Line 5 less line 8	-91,439.
5. Total of lines 1 through 4	-91,439.		

II. ANALYSIS OF PARTNER'S TAX INCOME (LOSS) FROM SCHEDULE K-1:

A. INCOME

B. DEDUCTIONS

1. Ordinary business income or (loss)	-91,439.	12. Section 179 deduction	
2. Net rental real estate income (loss)		13. Charitable contributions	
3. Other net rental income (loss)		13. Investment interest expense	
4. Guaranteed payments		13. Section 59(e)(2) expenditures	
5. Interest income		13. Other deductions	
6a. Dividends		16. Total foreign taxes	
7. Royalties		Total deductions	
8. Net short-term capital gain (loss)			
9a. Net long-term capital gain (loss)			
10. Net gain (loss) under section 1231			
11. Other income			
Total income	-91,439.	TAX INCOME (LOSS). Item A less Item B	-91,439.

Schedule K-1
(Form 1065)Department of the Treasury
Internal Revenue Service

2018

For calendar year 2018, or tax year

☒ Final K-1☐ Amended K-1651118
OMB No. 1545-0123beginning / / 2018 ending / /Partner's Share of Income, Deductions,
Credits, etc. ▶ See separate instructions.

Part I Information About the Partnership																	
A	Partnership's employer identification number 82-2387489																
B	Partnership's name, address, city, state, and ZIP code ALPHARETTA HOLDINGS LLC. 20200 W DIXIE HIGHWAY STE 908 MIAMI, FL 33180																
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 identifying number 82-1705135																
F	Partner's name, address, city, state, and ZIP code EDG INVESTMENT GROUP LLC 20200 W DIXIE HIGHWAY STE 908 MIAMI, FL 33180																
G	<input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member																
H	<input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner																
I1	What type of entity is this partner? PARTNERSHIP																
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):																
<table border="1"><thead><tr><th colspan="2">Beginning</th><th colspan="2">Ending</th></tr></thead><tbody><tr><td>Profit</td><td>%</td><td></td><td>%</td></tr><tr><td>Loss</td><td>%</td><td></td><td>%</td></tr><tr><td>Capital</td><td>%</td><td></td><td>%</td></tr></tbody></table>		Beginning		Ending		Profit	%		%	Loss	%		%	Capital	%		%
Beginning		Ending															
Profit	%		%														
Loss	%		%														
Capital	%		%														
K	Partner's share of liabilities:																
<table border="1"><thead><tr><th colspan="2">Beginning</th><th colspan="2">Ending</th></tr></thead><tbody><tr><td>Nonrecourse</td><td>\$</td><td></td><td>\$</td></tr><tr><td>Qualified nonrecourse financing</td><td>\$</td><td></td><td>\$</td></tr><tr><td>Recourse</td><td>\$</td><td></td><td>\$</td></tr></tbody></table>		Beginning		Ending		Nonrecourse	\$		\$	Qualified nonrecourse financing	\$		\$	Recourse	\$		\$
Beginning		Ending															
Nonrecourse	\$		\$														
Qualified nonrecourse financing	\$		\$														
Recourse	\$		\$														
L	Partner's capital account analysis:																
Beginning capital account \$ 0.																	
Capital contributed during the year \$ 1,490,000.																	
Current year increase (decrease) \$																	
Withdrawals & distributions \$ (1,490,000.)																	
Ending capital account \$ 0.																	
<input checked="" type="checkbox"/> Tax basis <input type="checkbox"/> GAAP <input type="checkbox"/> Section 704(b) book																	
<input type="checkbox"/> Other (explain)																	
M	Did the partner contribute property with a built-in gain or loss?																
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																	
If "Yes," attach statement (see instructions)																	

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items			
1	Ordinary business income (loss) -91,439.	15	Credits
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	17	Alternative minimum tax (AMT) items
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	18	Tax-exempt income and nondeductible expenses
10	Net section 1231 gain (loss)		
11	Other income (loss)		
		19	Distributions
		A	1,490,000.
12	Section 179 deduction		
13	Other deductions	20	Other information
		Z	-91,439.
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

		Code	Report on
1 Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.		J Work opportunity credit	
Passive loss	See the Partner's Instructions	K Disabled access credit	
Passive income	Schedule E, line 28, column (h)	L Empowerment zone employment credit	
Nonpassive loss	See the Partner's Instructions	M Credit for increasing research activities	See the Partner's Instructions
Nonpassive income	Schedule E, line 28, column (k)	N Credit for employer social security and Medicare taxes	
2 Net rental real estate income (loss)	See the Partner's Instructions	O Backup withholding	
3 Other net rental income (loss)		P Other credits	
Net income	Schedule E, line 28, column (h)	16 Foreign transactions	
Net loss	See the Partner's Instructions	A Name of country or U.S. possession	
4 Guaranteed payments	Schedule E, line 28, column (k)	B Gross income from all sources	Form 1116, Part I
5 Interest income	Form 1040, line 2b	C Gross income sourced at partner level	
6a Ordinary dividends	Form 1040, line 3b	Foreign gross income sourced at partnership level	
6b Qualified dividends	Form 1040, line 3a	D Section 951A category	
6c Dividend equivalents	See the Partner's Instructions	E Foreign branch category	
7 Royalties	Schedule E, line 4	F Passive category	Form 1116, Part I
8 Net short-term capital gain (loss)	Schedule D, line 5	G General category	
9a Net long-term capital gain (loss)	Schedule D, line 12	H Other	
9b Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D Instructions)	Deductions allocated and apportioned at partner level	
9c Unrecaptured section 1250 gain	See the Partner's Instructions	I Interest expense	Form 1116, Part I
10 Net section 1231 gain (loss)	See the Partner's Instructions	J Other	Form 1116, Part I
11 Other income (loss)		Deductions allocated and apportioned at partnership level to foreign source income	
Code		K Section 951A category	
A Other portfolio income (loss)	See the Partner's Instructions	L Foreign branch category	
B Involuntary conversions	See the Partner's Instructions	M Passive category	Form 1116, Part I
C Sec. 1256 contracts & straddles	Form 6781, line 1	N General category	
D Mining exploration costs recapture	See Pub. 535	O Other	
E Cancellation of debt	Schedule 1 (Form 1040), line 21 or Form 982	Other information	
F Section 951A income		P Total foreign taxes paid	Form 1116, Part II
G Section 965(a) inclusion		Q Total foreign taxes accrued	Form 1116, Part II
H Subpart F income other than sections 951A and 965 inclusion	See the Partner's Instructions	R Reduction in taxes available for credit	Form 1116, line 12
I Other income (loss)	See the Partner's Instructions	S Foreign trading gross receipts	Form 8873
12 Section 179 deduction		T Extraterritorial income exclusion	Form 8873
13 Other deductions		U Section 951A(c)(1)(A) tested income	
A Cash contributions (60%)		V Tested foreign income tax	See the Partner's Instructions
B Cash contributions (30%)		W Section 965 information	
C Noncash contributions (50%)		X Other foreign transactions	
D Noncash contributions (30%)	See the Partner's Instructions	17 Alternative minimum tax (AMT) items	
E Capital gain property to a 50% organization (30%)		A Post-1986 depreciation adjustment	
F Capital gain property (20%)		B Adjusted gain or loss	See the Partner's Instructions and the Instructions for Form 6251
G Contributions (100%)		C Depletion (other than oil & gas)	
H Investment interest expense	Form 4952, line 1	D Oil, gas, & geothermal — gross income	
I Deductions — royalty income	Schedule E, line 19	E Oil, gas, & geothermal — deductions	
J Section 59(e)(2) expenditures	See the Partner's Instructions	F Other AMT items	
K Excess business interest expense	See the Partner's Instructions	18 Tax-exempt income and nondeductible expenses	
L Deductions — portfolio (other)	Schedule A, line 16	A Tax-exempt interest income	Form 1040, line 2a
M Amounts paid for medical insurance	Schedule A, line 1 or Schedule 1 (Form 1040), line 29	B Other tax-exempt income	See the Partner's Instructions
N Educational assistance benefits	See the Partner's Instructions	C Nondeductible expenses	See the Partner's Instructions
O Dependent care benefits	Form 2441, line 12	19 Distributions	
P Preproductive period expenses	See the Partner's Instructions	A Cash and marketable securities	
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 Instructions	B Distribution subject to section 737	See the Partner's Instructions
R Pensions and IRAs	See the Partner's Instructions	C Other property	
S Reforestation expense deduction	See the Partner's Instructions	20 Other information	
T through V	Reserved for future use	A Investment income	Form 4952, line 4a
W Other deductions	See the Partner's Instructions	B Investment expenses	Form 4952, line 5
X Section 965(c) deduction	See the Partner's Instructions	C Fuel tax credit information	Form 4136
14 Self-employment earnings (loss)		D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
Note. If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.		E Basis of energy property	See the Partner's Instructions
A Net earnings (loss) from self-employment	Schedule SE, Section A or B	F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8
B Gross farming or fishing income	See the Partner's Instructions	G Recapture of low-income housing credit (other)	Form 8611, line 8
C Gross non-farm income	See the Partner's Instructions	H Recapture of investment credit	See Form 4255
15 Credits		I Recapture of other credits	See the Partner's Instructions
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings		J Look-back interest — completed long-term contracts	See Form 8697
B Low-income housing credit (other) from pre-2008 buildings		K Look-back interest — income forecast method	See Form 8866
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings		L Dispositions of property with section 179 deductions	
D Low-income housing credit (other) from post-2007 buildings	See the Partner's Instructions	M Recapture of section 179 deduction	
E Qualified rehabilitation expenditures (rental real estate)		N Interest expense for corporate partners	
F Other rental real estate credits		O through Y	
G Other rental credits		Z Section 199A income	
H Undistributed capital gains credit	Schedule 5 (Form 1040), line 74, box a	AA Section 199A W-2 wages	
I Biofuel producer credit	See the Partner's Instructions	AB Section 199A unadjusted basis	See the Partner's Instructions
		AC Section 199A REIT dividends	
		AD Section 199A PTP income	
		AE Excess taxable income	
		AF Excess business interest income	
		AG Gross receipts for section 59A(e)	
		AH Other information	

SUPPLEMENTAL INFORMATION

ALPHARETTA HOLDINGS LLC. IS A "SPECIFIED SERVICE TRADE OR BUSINESS" FOR PURPOSES OF COMPUTING THE QUALIFIED BUSINESS INCOME DEDUCTION.

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