

ALPHARETTA HOLDINGS LLC.
20801 BISCAYNE BLVD STE 330
MIAMI, FL 33180

SEPTEMBER 11, 2020

JESSIE HIMMELSTERN
475 STERLING PLANCE APT 2E
BROOKLYN, NY 11238

RE:
ALPHARETTA HOLDINGS LLC.
82-2387489
SCHEDULE K-1 FROM PARTNERSHIP'S 2019 RETURN OF INCOME

ENCLOSED IS YOUR 2019 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 2019 FEDERAL RETURN OF PARTNERSHIP INCOME THAT WAS FILED WITH THE INTERNAL REVENUE SERVICE.

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

RESPECTFULLY SUBMITTED,

ALPHARETTA HOLDINGS LLC.
ENCLOSURE(S)

2019 Partner's Capital Account Reconciliation

| | |
|--------------------------|-----------------------|
| Partnership Name | Employer I.D. number |
| ALPHARETTA HOLDINGS LLC. | 82-2387489 |
| Name of Partner | Partner's I.D. number |
| JESSIE HIMMELSTERN | 589-67-9366 |

I. SCHEDULE K-1, ITEM L:

| | |
|---|----------|
| BEGINNING CAPITAL ACCOUNT | 180,052. |
| CAPITAL CONTRIBUTED DURING THE YEAR | |
| PARTNER'S SHARE OF LINES 3, 4 AND 7, FORM 1065, SCH. M-2: | |
| NET INCOME (LOSS) PER BOOKS (line 3) | -53,384. |
| OTHER INCREASES (line 4) | |
| OTHER DECREASES (line 7) | |
| TOTAL OF LINES 3, 4, AND 7 | -53,384. |
| WITHDRAWALS AND DISTRIBUTIONS | |
| ENDING CAPITAL ACCOUNT | 126,668. |

BOOK TO TAX RECONCILIATION:

| | | | |
|---|----------|---|----------|
| 1. Net income (loss) per books | -53,384. | 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 | 20,994. | 9. Tax Income (loss). Line 5 less line 8 | -32,390. |
| 5. Total of lines 1 through 4 | -32,390. | | |

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

A. INCOME

B. DEDUCTIONS

| | | | |
|---|----------|---|----------|
| 1. Ordinary business income or (loss) | -32,390. | 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 | -32,390. | TAX INCOME (LOSS). Item A less Item B | -32,390. |

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

2019

For calendar year 2019, or tax year

beginning / / 2019 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.
20801 BISCAYNE BLVD STE 330
MIAMI, FL 33180

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.)
589-67-9366

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

JESSIE HIMMELSTERN
475 STERLING PLANCE APT 2E
BROOKLYN, NY 11238G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC memberH1 ☒ Domestic partner ☐ Foreign partnerH2 ☐ 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 | 7.653 % | 5.435 % |
| Loss | 7.653 % | 5.435 % |
| Capital | 7.246 % | 7.246 % |

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

K Partner's share of liabilities:

| | Beginning | Ending |
|---------------------------------|-------------|-------------|
| Nonrecourse | \$ 7,213. | \$ 99,011. |
| Qualified nonrecourse financing | \$ 242,983. | \$ 974,790. |
| Recourse | \$ | \$ |

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

L Partner's Capital Account Analysis

| | |
|--|-------------|
| Beginning capital account | \$ 180,052. |
| Capital contributed during the year | \$ |
| Current year net income (loss) | \$ -53,384. |
| Other increase (decrease) (attach explanation) | \$ |
| Withdrawals & distributions | \$ |
| Ending capital account | \$ 126,668. |

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 | \$ |

☐ Final K-1☐ Amended K-1

651119

OMB No. 1545-0123

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

| | | | |
|----|--------------------------------------|----|--|
| 1 | Ordinary business income (loss) | 15 | Credits |
| | -32,390. | | |
| 2 | Net rental real estate income (loss) | | |
| 3 | Other net rental income (loss) | 16 | Foreign transactions |
| 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 | 17 | Alternative minimum tax (AMT) items |
| 7 | Royalties | | |
| 8 | Net short-term capital gain (loss) | | |
| 9a | Net long-term capital gain (loss) | 18 | Tax-exempt income and nondeductible expenses |
| 9b | Collectibles (28%) gain (loss) | | |
| 9c | Unrecaptured section 1250 gain | | |
| 10 | Net section 1231 gain (loss) | | |
| 11 | Other income (loss) | 19 | Distributions |
| 12 | Section 179 deduction | 20 | Other information |
| 13 | Other deductions | Z* | STMT |
| 14 | Self-employment earnings (loss) | | |
| C | 37. | | |

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

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040 or 1040-SR. 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. | Report on See the Partner's Instructions Schedule E, line 28, column (h) See the Partner's Instructions Schedule E, line 28, column (k) See the Partner's Instructions | H Undistributed capital gains credit | Schedule 3 (Form 1040 or 1040-SR), line 13, box a |
| Passive loss | | I Biofuel producer credit | |
| Passive income | | J Work opportunity credit | |
| Nonpassive loss | | K Disabled access credit | |
| Nonpassive income | | L Empowerment zone employment credit | |
| 2 Net rental real estate income (loss) | | M Credit for increasing research activities | See the Partner's Instructions |
| 3 Other net rental income (loss) | | N Credit for employer social security and Medicare taxes | |
| Net income | Schedule E, line 28, column (h) | O Backup withholding | |
| Net loss | See the Partner's Instructions | P Other credits | |
| 4a Guaranteed payment Services | See the Partner's Instructions | 16 Foreign transactions | |
| b Guaranteed payment Capital | See the Partner's Instructions | A Name of country or U.S. possession | |
| c Guaranteed payment Total | See the Partner's Instructions | B Gross income from all sources | Form 1116, Part I |
| 5 Interest income | Form 1040 or 1040-SR, line 2b | C Gross income sourced at partner level | |
| 6a Ordinary dividends | Form 1040 or 1040-SR, line 3b | Foreign gross income sourced at partnership level | |
| 6b Qualified dividends | Form 1040 or 1040-SR, line 3a | D Reserved for future use | |
| 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 Reserved for future use | |
| 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 | | Other information | |
| F Section 743(b) positive adjustments | | P Total foreign taxes paid | Form 1116, Part II |
| G Section 965(a) inclusion | | Q Total foreign taxes accrued | Form 1116, Part II |
| H Income under subpart F (other than inclusions under sections 951A and 965) | See the Partner's Instructions | R Reduction in taxes available for credit | Form 1116, line 12 |
| I Other income (loss) | | S Foreign trading gross receipts | Form 8873 |
| 12 Section 179 deduction | See the Partner's Instructions | T Extraterritorial income exclusion through V | Form 8873 |
| 13 Other deductions | | U Section 965 information | Reserved for future use |
| A Cash contributions (60%) | | X Other foreign transactions | See the Partner's Instructions |
| B Cash contributions (30%) | | 17 Alternative minimum tax (AMT) items | |
| C Noncash contributions (50%) | | A Post-1986 depreciation adjustment | |
| D Noncash contributions (30%) | | B Adjusted gain or loss | |
| E Capital gain property to a 50% organization (30%) | | C Depletion (other than oil & gas) | See the Partner's Instructions and the Instructions for Form 6251 |
| F Capital gain property (20%) | | D Oil, gas, & geothermal — gross income | |
| G Contributions (100%) | | E Oil, gas, & geothermal — deductions | |
| H Investment interest expense | Form 4952, line 1 | F Other AMT items | |
| I Deductions — royalty income | Schedule E, line 19 | 18 Tax-exempt income and nondeductible expenses | |
| J Section 59(e)(2) expenditures | See the Partner's Instructions | A Tax-exempt interest income | Form 1040 or 1040-SR, line 2a |
| K Excess business interest expense | See the Partner's Instructions | B Other tax-exempt income | See the Partner's Instructions |
| L Deductions — portfolio (other) | Schedule A, line 16 | C Nondeductible expenses | See the Partner's Instructions |
| M Amounts paid for medical insurance | Schedule A, line 1, or Schedule 1 (Form 1040 or 1040-SR), line 16 | 19 Distributions | |
| N Educational assistance benefits | See the Partner's Instructions | A Cash and marketable securities | |
| O Dependent care benefits | Form 2441, line 12 | B Distribution subject to section 737 | See the Partner's Instructions |
| P Preproductive period expenses | See the Partner's Instructions | C Other property | |
| Q Commercial revitalization deduction from rental real estate activities | See Form 8582 Instructions | 20 Other information | |
| R Pensions and IRAs | See the Partner's Instructions | A Investment income | Form 4952, line 4a |
| S Reforestation expense deduction | See the Partner's Instructions | B Investment expenses | Form 4952, line 5 |
| T through U | Reserved for future use | C Fuel tax credit information | Form 4136 |
| V Section 743(b) negative adjustments | | D Qualified rehabilitation expenditures (other than rental real estate) | See the Partner's Instructions |
| W Other deductions | See the Partner's Instructions | E Basis of energy property | |
| X Section 965(c) deduction | See the Partner's Instructions | F through G | |
| 14 Self-employment earnings (loss) | | H Recapture of investment credit | See Form 4255 |
| Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE. | | I Recapture of other credits | See the Partner's Instructions |
| A Net earnings (loss) from self-employment | Schedule SE, Section A or B | J Look-back interest — completed long-term contracts | See Form 8697 |
| B Gross farming or fishing income | See the Partner's Instructions | K Look-back interest — income forecast method | See Form 8866 |
| C Gross non-farm income | See the Partner's Instructions | L Dispositions of property with section 179 deductions | |
| 15 Credits | | M Recapture of section 179 deduction | |
| A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings | | N Interest expense for corporate partners | |
| B Low-income housing credit (other) from pre-2008 buildings | | O through Y | |
| C Low-income housing credit (section 42(j)(5)) from post-2007 buildings | | Z Section 199A information | |
| D Low-income housing credit (other) from post-2007 buildings | See the Partner's Instructions | AA Section 704(c) information | |
| E Qualified rehabilitation expenditures (rental real estate) | | AB Section 751 gain (loss) | See the Partner's Instructions |
| F Other rental real estate credits | | AC Section 1(h)(5) gain (loss) | |
| G Other rental credits | | AD Deemed section 1250 unrecaptured gain | |
| | | AE Excess taxable income | |
| | | AF Excess business interest income | |
| | | AG Gross receipts for section 59A(e) | |
| | | AH Other information | |

SUPPLEMENTAL INFORMATION

ITEM L. PARTNER'S CAPITAL ACCOUNT ANALYSIS:
TAX BASIS

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

| | |
|--|---|
| Partnership's name: ALPHARETTA HOLDINGS LLC. | Partnership's EIN: 82-2387489 |
| Partner's name: JESSIE HIMMELSTERN | Partner's identifying number: 589-67-9366 |

| | | | |
|---------------------|--|-------------------------------------|-------------------------------------|
| Partner's share of: | ALPHARETTA HOLDINGS LLC. | EDG ALPHARETTA EH LLC | |
| | <input type="checkbox"/> PTP | <input type="checkbox"/> PTP | <input type="checkbox"/> PTP |
| | <input type="checkbox"/> Aggregated | <input type="checkbox"/> Aggregated | <input type="checkbox"/> Aggregated |
| | <input checked="" type="checkbox"/> SSTB | <input type="checkbox"/> SSTB | <input type="checkbox"/> SSTB |

| QBI or qualified PTP items subject to partner-specific determinations: | | | |
|--|----------|------------|--|
| Ordinary business income (loss) | -29,450. | -2,939. | |
| Rental income (loss) | | | |
| Royalty income (loss) | | | |
| Section 1231 gain (loss) | | | |
| Other income (loss) | | | |
| Section 179 deduction | | | |
| Charitable contributions | | | |
| Other deductions | | | |
| W-2 wages | | | |
| UBIA of qualified property | | 1,184,311. | |
| Section 199A dividends | | | |

| | | | |
|---------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Partner's share of: | | | |
| | <input type="checkbox"/> PTP | <input type="checkbox"/> PTP | <input type="checkbox"/> PTP |
| | <input type="checkbox"/> Aggregated | <input type="checkbox"/> Aggregated | <input type="checkbox"/> Aggregated |
| | <input type="checkbox"/> SSTB | <input type="checkbox"/> SSTB | <input type="checkbox"/> SSTB |

| QBI or qualified PTP items subject to partner-specific determinations: | | | |
|--|--|--|--|
| Ordinary business income (loss) | | | |
| Rental income (loss) | | | |
| Royalty income (loss) | | | |
| Section 1231 gain (loss) | | | |
| Other income (loss) | | | |
| Section 179 deduction | | | |
| Charitable contributions | | | |
| Other deductions | | | |
| W-2 wages | | | |
| UBIA of qualified property | | | |

2019 PARTNER'S SHARE OF INVESTMENT IN PASSTHROUGH ENTITIES**Note:** The amounts on this schedule are provided for informational purposes only. These amounts are already included on Schedule K-1.

| | |
|--------------------|---------------------------------|
| Partner's Name | Partner's identification number |
| JESSIE HIMMELSTERN | 589-67-9366 |

| Name of Passthrough Entity | Employer Identification No. | Type of Entity | Final K-1 |
|--------------------------------|-----------------------------|----------------|-----------|
| A EDG ALPHARETTA EH LLC | 82-4186178 | PASSIVE | |
| B | | | |
| C | | | |
| D | | | |

| | | Passthrough Entities | | | |
|------------------------|---|----------------------|---|---|---|
| | | A | B | C | D |
| Income (Loss) | Ordinary business income (loss) | -2,939. | | | |
| | Net rental real estate income (loss) | | | | |
| | Other net rental income (loss) | | | | |
| | Guaranteed payments | | | | |
| | Interest | | | | |
| | Ordinary dividends | | | | |
| | Qualified dividends | | | | |
| | Dividend equivalents | | | | |
| | Royalties | | | | |
| | Net short-term capital gain (loss) | | | | |
| | Net long-term capital gain (loss) | | | | |
| | Collectibles (28%) gain (loss) | | | | |
| | Unrecaptured section 1250 gain | | | | |
| | Net section 1231 gain (loss) | | | | |
| | Other income (loss) | | | | |
| Deductions | Section 179 deduction | | | | |
| | Charitable contributions | | | | |
| | Investment interest expense | | | | |
| | Section 59(e)(2) expense: Intangible Drilling costs | | | | |
| | Section 59(e)(2) expense: Dry Hole expense | | | | |
| | Other section 59(e)(2) expenses | | | | |
| | Excess business interest expenses | | | | |
| | Other deductions | | | | |
| Self-Employment | Net earnings (loss) from self-employment | -2,939. | | | |
| | Gross farming or fishing income | | | | |
| | Gross nonfarm income | 37. | | | |
| Credits | Low-income housing credit: | | | | |
| | (A) Section 42(j)(5): Pre-2008 | | | | |
| | (B) Other: Pre-2008 | | | | |
| | (C) Section 42(j)(5): Post-2007 | | | | |
| | (D) Other: Post-2007 | | | | |
| | Qualified rehabilitation expenditures related to rental real estate act. | | | | |
| | Other rental real estate credits | | | | |
| | Other rental credits | | | | |
| | Work opportunity credit | | | | |
| | Biofuel producer credit | | | | |
| | Disabled access credit | | | | |
| | Empowerment zone employment credit | | | | |
| | Credit for increasing research activities | | | | |
| | Credit for employer Soc. Sec. tax paid on certain employee tips | | | | |
| | Orphan drug credit | | | | |
| | Enhanced oil recovery credit | | | | |
| | Indian employment credit | | | | |
| | Small employer pension plan startup costs credit | | | | |
| | Credit for employer-provided childcare | | | | |
| | Alternative motor vehicle credit | | | | |
| | Other credits | | | | |

Note: The amounts on this schedule are provided for informational purposes only. These amounts are already included on Schedule K-1.

| |
|---------------------------------|
| Partner's identification number |
|---------------------------------|

589-67-9366

| | Passthrough Entities | | | |
|--|----------------------|---|---|---|
| | A | B | C | D |

| | | | | | |
|--------------------|-------------|--|--|--|--|
| JESSIE HIMMELSTERN | 589-67-9366 | | | | |
|--------------------|-------------|--|--|--|--|