

EDG ORLANDO EQUITY LLC
20200 W. DIXIE HWY SUITE 908
MIAMI, FL 33180

JUNE 19, 2020

ARIEL HIMMELSTERN
620 VETERANS BLVD APT 222
REDWOOD CITY, CA 94063

RE:
EDG ORLANDO EQUITY LLC
82-0729528
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 EDG ORLANDO EQUITY 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,

EDG ORLANDO EQUITY LLC
ENCLOSURE(S)

2019 Partner's Capital Account Reconciliation

Partnership Name

Employer I.D. number

EDG ORLANDO EQUITY LLC

82-0729528

Name of Partner

Partner's I.D. number

ARIEL HIMMELSTERN

595-56-5805

I. SCHEDULE K-1, ITEM L:

BEGINNING CAPITAL ACCOUNT 273,000.

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) -4,670.

OTHER INCREASES (line 4)

OTHER DECREASES (line 7)

TOTAL OF LINES 3, 4, AND 7 -4,670.

WITHDRAWALS AND DISTRIBUTIONS

ENDING CAPITAL ACCOUNT 268,330.

BOOK TO TAX RECONCILIATION:

1. Net income (loss) per books	-4,670.	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	4,652.	9. Tax Income (loss). Line 5 less line 8	-18.
5. Total of lines 1 through 4	-18.		

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

A. INCOME

B. DEDUCTIONS

1. Ordinary business income or (loss)	-18.	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	-18.	TAX INCOME (LOSS). Item A less Item B	-18.

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
82-0729528**B** Partnership's name, address, city, state, and ZIP codeEDG ORLANDO EQUITY LLC
20200 W. DIXIE HWY SUITE 908
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.)
595-56-5805**F** Name, address, city, state, and ZIP code for partner entered in E. See instructions.ARIEL HIMMELSTERN
620 VETERANS BLVD APT 222
REDWOOD CITY, CA 94063**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 _____ 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	3.9 %	3.9 %
Loss	3.9 %	3.9 %
Capital	3.9 %	3.9 %

Check if decrease is due to sale or exchange of partnership interest ☐**K** Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$ 10,947.	\$ 55,971.
Qualified nonrecourse financing	\$	\$ 401,516.
Recourse	\$	\$

☒ Check this box if Item K includes liability amounts from lower tier partnerships.**L** Partner's Capital Account Analysis

Beginning capital account	\$ 273,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ -4,670.
Other increase (decrease) (attach explanation)	\$
Withdrawals & distributions	\$
Ending capital account	\$ 268,330.

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-1651119
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
	-18.		
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)		
21	☐ More than one activity for at-risk purposes*		
22	☐ More than one activity for passive activity purposes*		

For IRS Use Only

*See attached statement for additional information.

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	Form 1116, Part I
7 Royalties	Schedule E, line 4	F Passive category	
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	Form 1116, Part I
B Involuntary conversions	See the Partner's Instructions	M Passive category	
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	See the Partner's Instructions	Q Total foreign taxes accrued	Form 1116, Part II
H Income under subpart F (other than inclusions under sections 951A and 965)		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 Reserved for future use	
A Cash contributions (60%)		W Section 965 information	See the Partner's Instructions
B Cash contributions (30%)		X Other foreign transactions	
C Noncash contributions (50%)		17 Alternative minimum tax (AMT) items	
D Noncash contributions (30%)	See the Partner's Instructions	A Post-1986 depreciation adjustment	
E Capital gain property to a 50% organization (30%)		B Adjusted gain or loss	See the Partner's Instructions and the Instructions for Form 6251
F Capital gain property (20%)		C Depletion (other than oil & gas)	
G Contributions (100%)		D Oil, gas, & geothermal — gross income	
H Investment interest expense	Form 4952, line 1	E Oil, gas, & geothermal — deductions	
I Deductions — royalty income	Schedule E, line 19	F Other AMT items	
J Section 59(e)(2) expenditures	See the Partner's Instructions	18 Tax-exempt income and nondeductible expenses	
K Excess business interest expense	See the Partner's Instructions	A Tax-exempt interest income	Form 1040 or 1040-SR, line 2a
L Deductions — portfolio (other)	Schedule A, line 16	B Other tax-exempt income	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	C Nondeductible expenses	See the Partner's Instructions
N Educational assistance benefits	See the Partner's Instructions	19 Distributions	
O Dependent care benefits	Form 2441, line 12	A Cash and marketable securities	See the Partner's Instructions
P Preproductive period expenses	See the Partner's Instructions	B Distribution subject to section 737	
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 Instructions	C Other property	
R Pensions and IRAs	See the Partner's Instructions	20 Other information	
S Reforestation expense deduction	See the Partner's Instructions	A Investment income	Form 4952, line 4a
T through U	Reserved for future use	B Investment expenses	Form 4952, line 5
V Section 743(b) negative adjustments		C Fuel tax credit information	Form 4136
W Other deductions	See the Partner's Instructions	D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
X Section 965(c) deduction		E Basis of energy property	
14 Self-employment earnings (loss)		F through G	
Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.		H Recapture of investment credit	See Form 4255
A Net earnings (loss) from self-employment	Schedule SE, Section A or B	I Recapture of other credits	See the Partner's Instructions
B Gross farming or fishing income	See the Partner's Instructions	J Look-back interest — completed long-term contracts	See Form 8697
C Gross non-farm income	See the Partner's Instructions	K Look-back interest — income forecast method	See Form 8866
15 Credits		L Dispositions of property with section 179 deductions	
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings		M Recapture of section 179 deduction	
B Low-income housing credit (other) from pre-2008 buildings		N Interest expense for corporate partners	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings		O through Y	
D Low-income housing credit (other) from post-2007 buildings	See the Partner's Instructions	Z Section 199A information	
E Qualified rehabilitation expenditures (rental real estate)		AA Section 704(c) information	
F Other rental real estate credits		AB Section 751 gain (loss)	See the Partner's Instructions
G Other rental credits		AC Section 1(h)(5) gain (loss)	
		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

2019 PARTNER'S CAPITAL ACCOUNT RECONCILIATION

SCHEDULE K-1, ITEM L:LINE 4C. IS THE MEMBER'S SHARE OF ACCRUED BOOK INTEREST
EXPENSE NOT DEDUCTIBLE FOR TAX PURPOSES FROM FLOW THROUGH ENTITY EDG HOLDING
ORLANDO LLC.

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

Partnership's name: EDG ORLANDO EQUITY LLC	Partnership's EIN: 82-0729528
Partner's name: ARIEL HIMMELSTERN	Partner's identifying number: 595-56-5805

Partner's share of:	EDG ORLANDO EQUITY LLC	EDG HOLDING ORLANDO LLC	
	☐ PTP	☐ PTP	☐ PTP
	☐ Aggregated	☐ Aggregated	☐ Aggregated
	☐ SSTB	☐ SSTB	☐ SSTB

QBI or qualified PTP items subject to partner-specific determinations:			
Ordinary business income (loss)	-5.	-12.	
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			
Section 199A dividends			

Partner's share of:			
	☐ PTP	☐ PTP	☐ PTP
	☐ Aggregated	☐ Aggregated	☐ Aggregated
	☐ SSTB	☐ SSTB	☐ 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 ARIEL HIMMELSTERN	Partner's identification number 595-56-5805
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Name of Passthrough Entity	Employer Identification No.	Type of Entity	Final K-1
A EDG HOLDING ORLANDO LLC	82-0665603	PASSIVE	
B			
C			
D			

		Passthrough Entities			
		A	B	C	D
Income (Loss)	Ordinary business income (loss)	-12.			
	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				
Self-Employment	Other deductions				
	Net earnings (loss) from self-employment				
	Gross farming or fishing income				
Credits	Gross nonfarm income				
	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

595-56-5805

[illegible]