

Schedule K-1 (Form 1065)

2020

Final K-1 Amended K-1 OMB No. 1545-0123

Department of the Treasury Internal Revenue Service

For calendar year 2020, or tax year

beginning ending

Partner's Share of Income, Deductions, Credits, etc. See separate instructions.

Part I Information About the Partnership
A Partnership's employer identification number 85-0588793
B Partnership's name, address, city, state, and ZIP code LA DULCE VIDA YBOR, LLC 3802 EHRLICH ROAD, SUITE 106 TAMPA, FL 33624
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.) 46-3441139
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. TRE INVESTMENT HOLDINGS P.O. BOX 10400 TAMPA, FL 33679

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:
I1 What type of entity is this partner? PARTNERSHIP
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital:
Beginning Ending
Profit 50.0000000% 50.0000000%
Loss 50.0000000% 50.0000000%
Capital 50.0000000% 50.0000000%
K Partner's share of liabilities:
Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ 0. \$ 0.
Check this box if Item K includes liability amounts from lower tier partnerships.

L Partner's Capital Account Analysis
SEE STATEMENT
Beginning capital account \$
Capital contributed during the year \$ 307,144
Current year net income (loss) \$ 11,763
Other increase (decrease) (attach explanation) \$
Withdrawals & distributions \$(5,000)
Ending capital account \$ 313,907

M Did the partner contribute property with a built-in gain or loss? Yes No
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) 0.
2 Net rental real estate income (loss) 11,763.
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) Z * STMT
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
14 Self-employment earnings (loss) A 0.
15 Credits
16 Foreign transactions
17 Alternative min tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions A 5,000.
20 Other information
*See attached statement for additional information.

For IRS Use Only

Box Number / Item	Where to report or where to find further reporting information..
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	
Passive loss	
Passive income	Schedule E (Form 1040), line 28, column (h)
Nonpassive loss	
Nonpassive income	Schedule E (Form 1040), line 28, column (k)
2. Net rental real estate income (loss)	
3. Other net rental income (loss)	
Net income	Schedule E (Form 1040), line 28, column (h)
Net loss	See Instructions for Form 8582
4a. Guaranteed payment Services	See instructions for Schedule E (Form 1040)
4b. Guaranteed payment Capital	See instructions for Schedule E (Form 1040)
4c. Guaranteed payment Total	
5. Interest income	Form 1040 or 1040-SR, line 2b
6a. Ordinary dividends	Form 1040 or 1040-SR, line 3b
6b. Qualified dividends	Form 1040 or 1040-SR, line 3a
6c. Dividend equivalents	
7. Royalties	Schedule E (Form 1040), line 4
8. Net short-term capital gain (loss)	Schedule D (Form 1040), line 5
9a. Net long-term capital gain (loss)	Schedule D (Form 1040), line 12
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)
9c. Unrecaptured section 1250 gain	
10. Net section 1231 gain (loss)	
11. Other income (loss)	
Code A. Other portfolio income (loss)	
Code B. Involuntary conversions	
Code C. Section 1256 contracts & straddles	Form 6781, line 1
Code D. Mining exploration costs recapture	See Pub. 535
Code E. Cancellation of debt	
Code F. Section 743(b) positive adjustments	
Code G. Reserved	
Code H. Income under subpart F (other than inclusions under section 951A)	
Code I. Other income (loss)	
12. Section 179 deduction	
13. Other deductions	
Code A. Cash contributions (60%)	
Code B. Cash contributions (30%)	
Code C. Noncash contributions (50%)	
Code D. Noncash contributions (30%)	
Code E. Capital gain property to a 50% organization (30%)	
Code F. Capital gain property (20%)	
Code G. Contributions (100%)	
Code H. Investment interest expense	Form 4952, line 1
Code I. Deductions—royalty income	Schedule E (Form 1040), line 19
Code J. Section 59(e)(2) expenditures	
Code K. Excess business interest expense	
Code L. Deductions—portfolio (other)	Schedule A, line 16
Code M. Amounts paid for medical insurance	Schedule A, line 1, or Schedule 1 (Form 1040), line 16
Code N. Educational assistance benefits	
Code O. Dependent care benefits	Form 2441, line 12
Code P. Preproductive period expenses See the Partner's Instructions	
Code Q. Commercial revitalization deduction from rental real estate activities	See Form 8582 instructions
Code R. Pensions and IRAs	
Code S. Reforestation expense deduction	

Box Number / Item	Where to report or where to find further reporting information.
Codes T through U. Reserved	
Code V. Section 743(b) negative adjustments	
Code W. Other deductions	
Code 14. Self-employment earnings (loss)	
Code A. Net earnings (loss) from self-employment	Schedule SE (Form 1040)
Code B. Gross farming or fishing income	
Code C. Gross non-farm income	
15. Credits	
Code A. Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	
Code B. Low-income housing credit (other) from pre-2008 buildings	
Code C. Low-income housing credit (section 42(j)(5)) from post-2007 buildings	
Code D. Low-income housing credit (other) from post-2007 buildings	
Code E. Qualified rehabilitation expenditures (rental real estate)	
Code F. Other rental real estate credits	
Code G. Other rental credits. See the Partner's Instructions	
Code H. Undistributed capital gains credit	Schedule 3 (Form 1040), line 12, box a
Code I. Biofuel producer credit	
Code J. Work opportunity credit	
Code K. Disabled access credit	
Code L. Empowerment zone employment	
Code M. Credit for increasing research activities	
Code N. Credit for employer social security and Medicare taxes	
Code O Backup withholding	
Code P Other credits	
16. Foreign transactions	
Code A. Name of country or U.S. possession	Form 1116, Part I
Code B. Gross income from all sources	Form 1116, Part I
Code C. Gross income sourced at partner level	Form 1116, Part I
Foreign gross income sourced at partnership level	
Code D. Reserved for future use	
Code E. Foreign branch category	Form 1116, Part I
Code F. Passive category	Form 1116, Part I
Code G. General category	Form 1116, Part I
Code H. Other	Form 1116, Part I
Deductions allocated and apportioned at partner level	
Code I. Interest expense	Form 1116, Part I
Code J. Other	Form 1116, Part I
Deductions allocated and apportioned at partnership level to foreign source income	
Code K. Reserved for future use	
Code L. Foreign branch category	Form 1116, Part I
Code M. Passive category	Form 1116, Part I
Code N. General category	Form 1116, Part I
Code O. Other	Form 1116, Part I
Other information	
Code P. Total foreign taxes paid	Form 1116, Part II
Code Q. Total foreign taxes accrued	Form 1116, Part II
Code R. Reduction in taxes available for credit	Form 1116, line 12

Box Number / Item	Where to report or where to find further reporting information.
16. Foreign transactions (continued)	
Code S. Foreign trading gross receipts	Form 8873
Code T. Extraterritorial income exclusion	Form 8873
Codes U through W. Reserved	
Code X. Other foreign transactions	
Codes Y and Z. Reserved	
Code AA. Gross receipts per Regulations 1.59A-7(e)(2)—current year	
Code AB. Gross receipts per Regulations 1.59A-7(e)(2)—first preceding year	
Code AC. Gross receipts per Regulations 1.59A-7(e)(2)—second preceding year	
Code AD. Gross receipts per Regulations 1.59A-7(e)(2)—third preceding year	
Code AE. Base erosion tax benefits from base erosion tax payments per Regulations 1.59A-2(e)(3)(i)	
Code AF. Amounts included in the denominator of the base erosion percentage per Regulations 1.59A-2(e)(3)(i)	
Code AG. Section 951A (GILTI) information	
Code AH. Foreign derived intangible income (FDII) information	
Code AI. Section 864(c)(8) foreign partner's distributive share of the deemed sale items on transfer of partnership interest	
17. Alternative minimum tax (AMT) items	
Code A. Post-1986 depreciation adjustment	See Instructions for Form 6251
Code B. Adjusted gain or loss	See Instructions for Form 6251
Code C. Depletion (other than oil & gas)	See Instructions for Form 6251
Code D. Oil, gas, and geothermal—gross income	See Instructions for Form 6251
Code E. Oil, gas, and geothermal—deductions	See Instructions for Form 6251
Code F. Other AMT items	See Instructions for Form 6251
18. Tax-exempt income and nondeductible expenses	
Code A. Tax-exempt interest income	Form 1040 or 1040-SR, line 2a
Code B. Other tax-exempt income	
Code C. Nondeductible expenses	
19. Distributions	
Code A. Cash and marketable securities	
Code B. Distribution subject to section 737	
Code C. Other property	
20. Other information	
Code A. Investment income	Form 4952, line 4a
Code B. Investment expenses	Form 4952, line 5
Code C. Fuel tax credit information	Form 4136
Code D. Qualified rehabilitation expenditures (other than rental real estate)	
Code E. Basis of energy property	
Code F. Recapture of low-income housing credit for section 42(j)(5) partnerships	
Code G. Recapture of low-income housing credit for other partnerships	
Code H. Recapture of investment credit	See Form 4255
Code I. Recapture of other credits	
Code J. Look-back interest-completed long-term contracts	See Form 8697
Code K. Look-back interest-income forecast method	See Form 8866
Code L. Dispositions of property with section 179 deductions	

Box Number / Item	Where to report or where to find further reporting information.
20. Other information (continued)	
Code M. Recapture of section 179 deduction	
Code N. Business interest expense (information item)	
Code O. Section 453(l)(3) information	Sch. 2 (Form 1040), line 8
Code P. Section 453A(c) information	Sch. 2 (Form 1040), line 8
Code Q. Section 1260(b) information	Sch. 2 (Form 1040), line 8
Code R. Interest allocable to production expenditures	See Regulations sections 1.263A-8 through -15
Code S. Capital construction fund (CCF) nonqualified withdrawals	Sch. 2 (Form 1040), line 10
Code T. Depletion deduction	See Pub. 535
Code U. Reserved	
Code V. Unrelated business taxable income	
Code W. Precontribution gain (loss)	Form 8949 and/or Schedule D (Form 1040); or Form 4797
Code Y. Net investment income	See Instructions for Form 8960
Code X. Reserved	
Code Z. Section 199A information	Form 8995 or Form 8995-A
Code AA. Section 704(c) information	
Code AB. Section 751 gain (loss)	
Code AC. Section 1(h)(5) gain (loss)	
Code AD. Deemed section 1250 unrecaptured gain	
Code AE. Excess taxable income	See Instructions for Form 8990
Code AF. Excess business interest income	
Code AG. Reserved for future use	
Code AH. Other information	
1. Any information a PTP needs to determine whether it meets the 90% qualifying income test of section 7704(c)(2)	
2. Any information you need to complete a disclosure statement for reportable transactions in which the partnership participates.	
3. Noncash charitable contributions.	
4. Interest and additional tax on compensation deferred under a section 409A nonqualified deferred compensation plan that doesn't meet the requirements of section 409A.	
5. Inversion gain.	
6. Qualifying advanced coal project property.	
7. Qualifying gasification project property.	
8. Qualifying advanced energy project property.	
9. The information needed to complete Schedule P (Form 1120-F), List of Foreign Partner Interests in Partnerships.	
10. Conservation reserve program payments.	
11. Any information you may need to comply with the limitation on excess business losses of certain taxpayers under section 461.	
12. If the partnership is a section 721(c) partnership, the partnership should include the amounts relating to any remedial items made under the remedial allocation method.	
13. Section 1061 information.	
14. Partner's share of the adjusted basis of noncash and capital gain property contributions, and share of the excess of the FMV over the adjusted basis of noncash and capital gain property contributions.	
15. Any other information you may need to file your return not shown elsewhere on Schedule K-1.	

SCHEDULE K-1

SECTION 199A INFORMATION, BOX 20, CODE Z

DESCRIPTION

AMOUNT

RENT - COMMERCIAL PROPERTY

RENTAL INCOME (LOSS)

11,763.

UNADJUSTED BASIS OF ASSETS

398,791.

SCHEDULE K-1 SECTION 199A ADDITIONAL INFORMATION

THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

**SCHEDULE K-1 CURRENT YEAR NET INCOME (LOSS) AND
OTHER INCREASES (DECREASES)**

DESCRIPTION	AMOUNT	TOTALS
RENTAL REAL ESTATE INCOME (LOSS)	11,763.	
SCHEDULE K-1 INCOME SUBTOTAL		11,763.
NET INCOME (LOSS) PER SCHEDULE K-1		11,763.

SCHEDULE K-1 ITEM L. PARTNER'S CAPITAL ACCOUNT ANALYSIS

BEGINNING CAPITAL ACCOUNT METHOD USED - TAX BASIS

Schedule of Activities

For calendar year 2020, or tax year beginning , 2020, and ending

Name : **LA DULCE VIDA YBOR, LLC**

85-0588793

For: **TRE INVESTMENT HOLDINGS**

46-3441139

Description of Activity	Activity Number	100% Disposed	PTP	P/T 199A	Type Code *	Description
	1				4	COMMERCIAL PROPERTY

	Activity - 1	Activity -	Activity -
Ordinary business income (loss)			
Net rental real estate income (loss)	11,763.		
Other net rental income (loss)			
Interest income			
Dividends - Ordinary dividends			
- Qualified dividends			
- Dividend equivalents (1065 only)			
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 portfolio income			
Section 1256 contracts and straddles			
Other income			
Section 179 deduction			
Charitable contributions			
Portfolio deductions			
Investment interest expense			
Section 59(e)(2) expenditures			
Excess business interest expense			
Other deductions			
Net earnings from self-employment			
Gross farming or fishing income			
Gross nonfarm income			
LIH credit - Section 42(j)(5) partnerships			
- Other			
Qualified rehabilitation expenditures related to rental real estate			
Other rental credits			
Credits related to other rental activities			
Recapture of LIH credit - Section 42(j)(5) partnerships			
- Other			
Other credits			
Post-1986 depreciation adjustment			
Adjusted gain or loss			
Portion of adjusted gain/loss allocable to short-term gain/loss			
Portion of adjusted gain/loss allocable to long-term gain/loss			
Portion of adjusted gain/loss allocable to section 1231 gain/loss			
Depletion (other than oil and gas)			
Oil, gas and geothermal properties - gross income			
Oil, gas and geothermal properties - deductions			
Other AMT items			
Investment income			
Investment expenses			
Section 199A - W-2 wages			
- Unadjusted basis of assets	398,791.		
- REIT dividends			
- Cooperative qualified business income			
- Cooperative W-2 wages			

Partner Basis Worksheet

Partner Number: 2	Partner ID Number: 46-3441139
Partner Name: TRE INVESTMENT HOLDINGS	Ownership Percentage: 50.0000%
Partnership Name: LA DULCE VIDA YBOR, LLC	Partnership ID Number: 85-0588793
	Year Ended: DECEMBER 31, 2020

Increases:	#	Amount
1. Adjusted basis at the end of the prior year (not less than zero)	1.	0.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	307,144.
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	11,763.
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	11,763.
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		318,907.
Decreases:		
7. Withdrawals and distributions during the year	7.	5,000.
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property) Total decreases (Add 10(a) through 10(k) and line 11)	11.	
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	313,907.
Gain on Distributions:		
13. a. Cash distributions	a.	5,000.
b. Less: basis before distributions and allocable loss	b.	318,907.
c. Gain on distribution	c.	0.
Carryover:		
14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.