

Schedule K-1 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 ending

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

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 46-3441139
B Partnership's name, address, city, state, and ZIP code TRE INVESTMENT HOLDINGS LLC 1814 NORTH 15TH STREET TAMPA, FL 33605
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.) 594-94-8342
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. DOMENICK LAZZARA 1509 W 890 S PROVO, UT 84601
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 100.000000 % 100.000000 %
Loss 100.000000 % 100.000000 %
Capital 100.000000 % 100.000000 %
Check if decrease is due to sale or exchange of partnership interest
K Partner's share of liabilities: Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis

Table with 2 columns: Description, Amount. Rows include Beginning capital account (\$158,823), Capital contributed during the year (\$3,206), Current year net income (loss) (\$23,288), Other increase (decrease), Withdrawals and distributions, Ending capital account (\$185,317).

M Did the partner contribute property with a built-in gain (loss)? Yes No (checked) 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

Table with 2 columns: Description, Amount. Rows include 1 Ordinary business income (loss) (2,368), 2 Net rental real estate income (loss) 25,546, 3 Other net rental income (loss), 4a Guaranteed payments for services, 4b Guaranteed payments for capital, 4c Total guaranteed payments, 5 Interest income 135, 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, 14 Self-employment earnings (loss) A (2,368), 15 Credits, 16 Schedule K-3 is attached if checked, 17 Alternative minimum tax (AMT) items, 18 Tax-exempt income and nondeductible expenses C \* STMT, 19 Distributions, 20 Other information A 270, 21 Foreign taxes paid or accrued Z \* STMT, 22 More than one activity for at-risk purposes\*, 23 More than one activity for passive activity purposes\*

\*See attached statement for additional information.

For IRS Use Only

**Schedule K-1 Supplemental Information**

**2022 PG01**

Partner's name

DOMENICK LAZZARA

Partner's ID Number

594-94-8342

Name of Partnership

TRE INVESTMENT HOLDINGS LLC

Partnership EIN

46-3441139

**LINE 18 - OTHER INFORMATION**

Statement #99

**CODE DESCRIPTION**

C MEALS (GENERAL)

**AMOUNT**

25

**TOTAL**

25

**SECTION L: CURRENT YEAR NET INCOME (LOSS)**

**DESCRIPTION**

ORDINARY BUSINESS INCOME (LOSS)

NET RENTAL REAL ESTATE INCOME (LOSS)

INTEREST INCOME

M-1 OTHER INCREASE (DECREASE) - MEALS (GENERAL)

**AMOUNT**

(2,368)

25,546

135

(25)

**TOTAL**

23,288

8825

# K-1 Rental Real Estate Activity

Information provided to determine participation level in each rental property  
(For shareholder's and partner's records only)

2022

Shareholder/Partner Name

**DOMENICK LAZZARA**

Ownership percentage

100

EIN/SSN

594-94-8342

Description	Type	Line 17 Income/Loss	Line 19 4797	Line 20a Pass-thru	Line 21 Net
From K1P: 85-0588793				25,546	
Accumulated differences may occur as a result of rounding individual properties.					
<b>Totals . . . . .</b>				25,546	25,546

# STATEMENT A - QBI Pass-through Entity Reporting

Information Reported in Accordance with Section 199A-6

Schedule K-1, Line 20, Code Z

(This page is e-filed with the return. Include it if paper-filing.)

**2022**

Name(s) as shown on return <b>TRE INVESTMENT HOLDINGS LLC</b>	Tax ID Number <b>46-3441139</b>
--	------------------------------------

Name(s) as shown on K1 <b>DOMENICK LAZZARA</b>	Tax ID Number <b>594-94-8342</b>
---	-------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	LA DULCE VIDA YBOR	85-0588793			No
2	TRE INVESTMENT HOLDINGS LLC	46-3441139			No

LINE NUMBER	NO. <u>1</u>	NO. <u>2</u>	NO. <u>  </u>	NO. <u>  </u>	NO. <u>  </u>	NO. <u>  </u>
Ordinary Business Income (Loss)		(2,368)				
Rental Income (Loss)	25,546					
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition	282,780					
Section 199A Dividends						

# Partner's Basis Worksheet Prepared from the Partnership Records

**2022**

Outside basis must be determined at the partner level. Consult your tax advisor for any adjustments.

<b>Partner Number:</b>	<b>TIN:</b> 594-94-8342	<b>Tax year ending:</b> 12-31-2022	<b>Ownership %:</b> 100.000000
<b>Name of Partner:</b> DOMENICK LAZZARA			
<b>Name of Partnership:</b> TRE INVESTMENT HOLDINGS LLC			<b>EIN</b> 46-3441139

A.	Partner's share of partnership liabilities (Sch K-1, Item K)	A.	_____	
B.	Partner's share of partnership liabilities from PRIOR year	B.	( _____ )	
C.	Increases (Decrease) in share of Partnership Liabilities during this tax period	C.	_____	
1.	Adjusted Basis from preceding year			1. _____ 0
2.	Capital contributions of property			
a.	Gain (if any) recognized this year on contribution of property to partnership	2 a.	_____	
b.	Cash contributed during the year	b.	_____ 3,206	
c.	Adjusted basis of property contributed during the year	c.	_____	
d.	Partnership interest acquired other than by cash or property	d.	_____	
	Total additional contributions (Total lines 2a-2d)	2.	_____ 3,206	
3.	Items of Income or Gain for this period			
a.	Ordinary Income (Sch K-1, Line 1)	3 a.	_____	
b.	Real Estate Rental Income (Sch K-1, Line 2)	b.	_____ 25,546	
c.	Other Rental Income (Sch K-1, Line 3c)	c.	_____	
d.	Interest, Dividends & Royalties (Sch K-1, Lines 5,6a,6c & 7)	d.	_____ 135	
e.	Capital Gain (Sch K-1, Lines 8 & 9a)	e.	_____	
f.	Other Portfolio Income (Sch K-1, Line 11a)	f.	_____	
g.	Section 1231 Gain (Sch K-1, Line 10)	g.	_____	
h.	Other Income (Sch K-1, Line 11)	h.	_____	
i.	Tax Exempt Income (Sch K-1, Lines 18a & b)	i.	_____	
j.	Excess Depletion Adjustment	j.	_____	
k.	Increase from Recapture of Business Credits	k.	_____	
i.	Gain from 179 disposition (See IRC § 49(a), 50(a), 50(c)(2) & 1371 (d))	i.	_____	
	Total items of Income or Gains (Total lines 3a-3l)	3.	_____ 25,681	
4.	Increase in Partnership Share of Partnership Liabilities from line C above	4.	_____	
5.	Total increases in basis (combine lines 1 through 4)	5.	_____ 28,887	
6.	Distributions to the Partner during the year	6.	_____	
7.	Decrease in Partner's Share of Partnership Liabilities from line C above	7.	_____	
8 a.	Decrease for Non-Deductible Expenses/Credit Adjustments	8 a.	_____ 25	
b.	Decrease for Depletion	b.	_____	
	Total other decreases (lines 8a-8b)	8.	_____ 25	
9.	Subtotal - basis after all distributions and other decreases (Line 5 minus lines 6-8)	9.	_____ 28,862	
10.	Items of Losses and Deductions (Allowed for the current year)			
a.	Ordinary Loss (Page 2, Col e, Line 10a)	10 a.	_____ 2,368	
b.	Real Estate Rental Loss (Page 2, Col e, Line 10b)	b.	_____	
c.	Other Rental Loss (Page 2, Col e, Line 10c)	c.	_____	
d.	Capital Loss (Page 2, Col e, Line 10d)	d.	_____	
e.	Other Portfolio Loss (Page 2, Col e, Line 10e)	e.	_____	
f.	Section 1231 Loss (Page 2, Col e, Line 10f)	f.	_____	
g.	Other Loss (Page 2, Col e, Line 10g)	g.	_____	
h.	Charitable Contributions (Page 2, Col e, Line 10h)	h.	_____	
i.	Section 179 Expense (Page 2, Col e, Line 10i)	i.	_____	
j.	Portfolio Income Expenses (Page 2, Col e, Line 10j)	j.	_____	
k.	Other Deductions (Page 2, Col e, Line 10k)	k.	_____	
l.	Interest Expense on Investment Debt (Page 2, Col e, Line 10l)	l.	_____	
m.	Total Foreign Taxes Paid/Accrued (Page 2, Col e, Line 10m)	m.	_____	
n.	Section 59(e) Expenditures (Page 2, Col e, Line 10n)	n.	_____	
o.	Other decreases (Page 2, Col e, Line 10o)	o.	_____	
p.	Loss from 179 disposition (Page 2, Col e, Line 10p)	p.	_____	
	Total items of Losses and Deductions (Total lines 10a-10p)	10.	_____ 2,368	
11.	Adjusted Basis of Partnership Interest (Cannot be negative) (Line 9-Line 10) At-Risk Basis	11.	_____ 26,494	
12.	At-risk adjustment: (Amount from lines 5)	12.	_____ 28,887	
13.	Enter the amount from lines 6, 7, 8 and 10	13.	( _____ 2,393 )	
14.	Enter any nonrecourse loans, etc.	14.	( _____ )	
15.	Enter the FMV of partner's personal property not used in the partnership that secures a nonrecourse loan on line 14	15.	_____	
16.	Combine lines 12 through 15. If negative, no current year loss can be deducted. See Form 6198	16.	_____ 26,494	

## Allocation of Losses and Deductions

**2022**

Keep for your records.

<b>Partner Number:</b>	<b>TIN:</b> 594-94-8342	<b>Year Ended:</b> 12-31-2022	<b>Ownership %:</b> 100.000000
<b>Partner Name:</b> DOMENICK LAZZARA			
<b>Partnership Name:</b> TRE INVESTMENT HOLDINGS LLC			<b>EIN</b> 46-3441139

IMPORTANT: Loss limitations are applied at the partner level. This worksheet is informational only and may not match actual losses and deductions reported on the individual partner return.

		(a) Beginning of Year Losses and Deductions	(b) Current Year Losses and Deductions	(c) Total Losses and Deductions	(d) %	(e) Allocable Losses and Deductions in Current Year	(f) Disallowed Losses and Deductions (Carryover to Next Year)
10a Ordinary losses from trade or business	(Sch K-1, Line 1)		2,368	2,368	100.000000	2,368	
b Net losses from rental real estate activities	(Sch K-1, Line 2)						
c Net losses from other rental activities	(Sch K-1, Line 3)						
d Net short-term capital losses	(Sch K-1, Lines 8 & 9a)						
d Net long-term capital losses							
e Other portfolio losses	(Sch K-1, Line 11a)						
f Net losses under Section 1231	(Sch K-1, Line 10)						
g Other losses	(Sch K-1, Line 11i)						
h Charitable contributions	(Sch K-1, Lines 13a-g)						
i Section 179 expense deduction	(Sch K-1, Line 12)						
j Portfolio income expenses	(Sch K-1, Lines 13i,k & l)						
k Other deductions	(Sch K-1, Lines 13n-q,s-v,w,x)						
l Interest expense on investment debts	(Sch K-1, Line 13h)						
m Foreign taxes paid or accrued	(Sch K-1, Line 21)						
n Section 59(e) expenditures	(Sch K-1, Line 13j)						
o Other decreases							
p Loss from 179 asset							
<b>Total deductible losses and deductions</b>			<b>2,368</b>	<b>2,368</b>		<b>2,368</b>	
8a Nondeductible expenses & credit adj			25	25	100.000000	25	
b Oil and gas depletion							
<b>Total nondeductible losses and deductions</b>			<b>25</b>	<b>25</b>		<b>25</b>	
<b>Totals</b>			<b>2,393</b>	<b>2,393</b>		<b>2,393</b>	

**Schedule K-1 Supplemental Information****2022**

Partner's name

**DOMENICK LAZZARA**

Name of Partnership

**TRE INVESTMENT HOLDINGS LLC**

Partner's ID Number

**594-94-8342**

Partnership EIN

**46-3441139****Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity

Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

A request for a Schedule K-3 is time sensitive and should be made as soon as possible.