

For calendar year 2022, or tax year beginning _____, 2022, ending _____, 20 _____

2022

Department of the Treasury
Internal Revenue Service

Go to www.irs.gov/Form1065 for instructions and the latest information.

A Principal business activity REAL ESTATE	Type or Print	Name of partnership TRE INVESTMENT HOLDINGS LLC	D Employer identification number 46-3441139
		Number, street, and room or suite no. If a P.O. box, see instructions. 1814 NORTH 15TH STREET	E Date business started 07-25-2013
		City or town, state or province, country, and ZIP or foreign postal code TAMPA, FL 33605	F Total assets (see instructions) \$ 185,317

G Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return

H Check accounting method: (1) Cash (2) Accrual (3) Other (specify): _____

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year: 2

J Check if Schedules C and M-3 are attached **Statement #11**

K Check if partnership: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes

Caution: Include **only** trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1 a Gross receipts or sales	1a		
	b Returns and allowances	1b		
	c Balance. Subtract line 1b from line 1a		1c	
	2 Cost of goods sold (attach Form 1125-A)		2	
	3 Gross profit. Subtract line 2 from line 1c		3	
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)		4	
	5 Net farm profit (loss) (attach Schedule F (Form 1040))		5	
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)		6	
7 Other income (loss) (attach statement)		7		
8 Total income (loss). Combine lines 3 through 7		8		
Deductions (see instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)		9	
	10 Guaranteed payments to partners		10	
	11 Repairs and maintenance		11	
	12 Bad debts		12	
	13 Rent		13	
	14 Taxes and licenses	Wks Tax/Lic	14	139
	15 Interest (see instructions)		15	
	16 a Depreciation (if required, attach Form 4562)	16a		
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b	16c	
	17 Depletion (Do not deduct oil and gas depletion.)		17	
	18 Retirement plans, etc.		18	
	19 Employee benefit programs		19	
	20 Other deductions (attach statement)	Statement #4	20	2,229
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20		21	2,368	
22 Ordinary business income (loss). Subtract line 21 from line 8		22	(2,368)	
Tax and Payment	23 Interest due under the look-back method - completed long-term contracts (attach Form 8697)		23	
	24 Interest due under the look-back method - income forecast method (attach Form 8866)		24	
	25 BBA AAR imputed underpayment (see instructions)		25	
	26 Other taxes (see instructions)		26	
	27 Total balance due. Add lines 23 through 26		27	
	28 Payment (see instructions)		28	
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed		29	
	30 Overpayment. If line 28 is larger than line 27, enter overpayment		30	

Sign Here Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

DOMENICK LAZZARA
Signature of partner or limited liability company member Date

May the IRS discuss this return with the preparer shown below? See instructions. Yes No

Paid Preparer Use Only	Print/Type preparer's name Stephanie Heredia	Preparer's signature Stephanie Heredia	Date 03-24-2024	Check <input type="checkbox"/> if self-employed	PTIN P01979313
	Firm's name Taxes Tampa, LLC	Firm's EIN 82-2451312		Phone no. (831) 261-7929	
	Firm's address 5706 S MacDill Ave Ste 104				
	Tampa, FL 33611				

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:
a Domestic general partnership
b Domestic limited partnership
c Domestic limited liability company
d Domestic limited liability partnership
e Foreign partnership
f Other:
2 At the end of the tax year:
a Did any foreign or domestic corporation, partnership...
b Did any individual or estate own, directly or indirectly, an interest of 50% or more...
3 At the end of the tax year, did the partnership:
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power...
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more...
4 Does the partnership satisfy all four of the following conditions?
a The partnership's total receipts for the tax year were less than \$250,000.
b The partnership's total assets at the end of the tax year were less than \$1 million.
c Schedules K-1 are filed with the return and furnished to the partners...
d The partnership is not filing and is not required to file Schedule M-3...
5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?
6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified...
7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement...
8 At any time during calendar year 2022, did the partnership have an interest in or a signature or other authority over a financial account...
9 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust?
10a Is the partnership making, or had it previously made (and not revoked), a section 754 election?
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 744(b)?
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 744(b) because of a substantial built-in loss...

Schedule B Other Information (continued)

Table with 3 columns: Question, Yes, No. Rows 11-30 covering various partnership information like property exchanges, foreign partners, and tax shelter status.

Designation of Partnership Representative (see instructions)

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Form fields for PR information: Name of PR (DOMENICK LAZZARA), U.S. address (1509 W 890 S, PROVO UT 84601), U.S. phone number of PR ((813) 606-5036).

Schedule K		Partners' Distributive Share Items	Total amount
Income (Loss)	1	Ordinary business income (loss) (page 1, line 22)	1 (2,368)
	2	Net rental real estate income (loss) (attach Form 8825)	2 25,546
	3a	Other gross rental income (loss)	3a
	b	Expenses from other rental activities (attach statement)	3b
	c	Other net rental income (loss). Subtract line 3b from line 3a	3c
	4	Guaranteed payments: a Services 4a b Capital 4b	4c
	c	Total. Add lines 4a and 4b	4c
	5	Interest income	5 135
	6	Dividends and dividend equivalents: a Ordinary dividends	6a
	b	Qualified dividends 6b c Dividend equivalents 6c	6c
	7	Royalties	7
8	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
9a	Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
b	Collectibles (28%) gain (loss)	9b	
c	Unrecaptured section 1250 gain (attach statement)	9c	
10	Net section 1231 gain (loss) (attach Form 4797)	10	
11	Other income (loss) (see instructions) Type:	11	
Deductions	12	Section 179 deduction (attach Form 4562)	12
	13a	Contributions	13a
	b	Investment interest expense	13b
	c	Section 59(e)(2) expenditures: (1) Type: (2) Amount:	13c(2)
d	Other deductions (see instructions) Type:	13d	
Self-Employment	14a	Net earnings (loss) from self-employment	14a (2,368)
	b	Gross farming or fishing income	14b
	c	Gross nonfarm income	14c
Credits	15a	Low-income housing credit (section 42(j)(5))	15a
	b	Low-income housing credit (other)	15b
	c	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c
	d	Other rental real estate credits (see instructions) Type:	15d
	e	Other rental credits (see instructions) Type:	15e
	f	Other credits (see instructions) Type:	15f
Inter-national	16	Attach Schedule K-2 (Form 1065), Partners' Distributive Share Items-International, and check this box to indicate that you are reporting items of international tax relevance <input type="checkbox"/> Qualified for exception to filing Schedule K-2	
Alternative Minimum Tax (AMT) Items	17a	Post-1986 depreciation adjustment	17a
	b	Adjusted gain or loss	17b
	c	Depletion (other than oil and gas)	17c
	d	Oil, gas, and geothermal properties - gross income	17d
	e	Oil, gas, and geothermal properties - deductions	17e
	f	Other AMT items (attach statement)	17f
Other Information	18a	Tax-exempt interest income	18a
	b	Other tax-exempt income	18b
	c	Nondeductible expenses Statement #18c	18c 25
	19a	Distributions of cash and marketable securities	19a
	b	Distributions of other property	19b
	20a	Investment income	20a 270
	b	Investment expenses	20b
c	Other items and amounts (attach statement)		
21	Total foreign taxes paid or accrued	21	

Analysis of Net Income (Loss) per Return

1	Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 21					1	23,313
2	Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other
a	General partners						
b	Limited partners		23,313				

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash		2,231		
2a	Trade notes and accounts receivable				
b	Less allowance for bad debts				
3	Inventories				
4	U.S. Government obligations				
5	Tax-exempt securities				
6	Other current assets (attach statement)				
7a	Loans to partners (or persons related to partners)				
b	Mortgage and real estate loans				
8	Other investments (attach statement)	Statement #28	172,136	Statement #28	185,317
9a	Buildings and other depreciable assets				
b	Less accumulated depreciation				
10a	Depletable assets				
b	Less accumulated depletion				
11	Land (net of any amortization)				
12a	Intangible assets (amortizable only)				
b	Less accumulated amortization				
13	Other assets (attach statement)				
14	Total assets		174,367		185,317
Liabilities and Capital					
15	Accounts payable				
16	Mortgages, notes, bonds payable in less than 1 year		15,544		
17	Other current liabilities (attach statement)				
18	All nonrecourse loans				
19a	Loans from partners (or persons related to partners)				
b	Mortgages, notes, bonds payable in 1 year or more				
20	Other liabilities (attach statement)				
21	Partners' capital accounts		158,823		185,317
22	Total liabilities and capital		174,367		185,317

Schedule M-1 Reconciliation of Income (Loss) per Books With Analysis of Net Income (Loss) per Return

Note: The partnership may be required to file Schedule M-3. See instructions.

1	Net income (loss) per books	23,288	6	Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2	Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a	Tax-exempt interest \$	
3	Guaranteed payments (other than health insurance)		7	Deductions included on Schedule K, lines 1 through 13d, and 21, not charged against book income this year (itemize):	
4	Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 21 (itemize):		a	Depreciation \$	
a	Depreciation \$				
b	Travel and entertainment \$	25	8	Add lines 6 and 7	
		25	9	Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	23,313
5	Add lines 1 through 4	23,313			

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year	158,823	6	Distributions:	a Cash	
2	Capital contributed:		b	Property		
a	Cash	3,206	7	Other decreases (itemize):		
b	Property					
3	Net income (loss) (see instructions)	23,288	8	Add lines 6 and 7		
4	Other increases (itemize):		9	Balance at end of year. Subtract line 8 from line 5		185,317
5	Add lines 1 through 4	185,317				

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

(Rev. November 2018)
Department of the Treasury
Internal Revenue Service

▶ Attach to Form 1065 or Form 1120S.
▶ Go to www.irs.gov/Form8825 for the latest information.

OMB No. 1545-0123

Name **TRE INVESTMENT HOLDINGS LLC** Employer identification number **46-3441139**

1	Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.			
	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A				
B				
C				
D				

Rental Real Estate Income		Properties				
		A	B	C	D	
2	Gross rents	2				
Rental Real Estate Expenses						
3	Advertising	3				
4	Auto and travel	4				
5	Cleaning and maintenance	5				
6	Commissions	6				
7	Insurance	7				
8	Legal and other professional fees	8				
9	Interest (see instructions)	9				
10	Repairs	10				
11	Taxes	11				
12	Utilities	12				
13	Wages and salaries	13				
14	Depreciation (see instructions)	14				
15	Other (list) ▶ _____ _____	15				
16	Total expenses for each property. Add lines 3 through 15	16				
17	Income or (loss) from each property. Subtract line 16 from line 2	17				
18a	Total gross rents. Add gross rents from line 2, columns A through H	18a				
b	Total expenses. Add total expenses from line 16, columns A through H	18b				
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19				
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a				25,546
b	Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed. (1) Name LA DULCE VIDA YBOR LLC (2) Employer identification number 85-0588793 _____ _____					
21	Net rental estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2	21				25,546

Information on Partners Owning 50% or More of the Partnership

▶ **Attach to Form 1065**
 ▶ **Go to www.irs.gov/Form1065 for the latest information.**

Name of partnership: **TRE INVESTMENT HOLDINGS LLC** Employer identification number (EIN): **46-3441139**

Part I Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2a (Question 3a for 2009 through 2017))

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Org.	(v) Maximum Percentage Owned in Profit, Loss, or Capital

Part II Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2b (Question 3b for 2009 through 2017))

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
DOMENICK LAZZARA	594-94-8342	US	100

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.					
Totals				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 TRE INVESTMENT HOLDINGS LLC	Tax ID Number 46-3441139
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Name(s) as shown on K1 DOMENICK LAZZARA	Tax ID Number 594-94-8342
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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.

Partner Number:	TIN: 594-94-8342	Tax year ending: 12-31-2022	Ownership %: 100.000000
Name of Partner: DOMENICK LAZZARA			
Name of Partnership: TRE INVESTMENT HOLDINGS LLC			EIN: 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.

Partner Number:	TIN: 594-94-8342	Year Ended: 12-31-2022	Ownership %: 100.000000
Partner Name: DOMENICK LAZZARA			
Partnership Name: TRE INVESTMENT HOLDINGS LLC			EIN 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							
Total deductible losses and deductions			2,368	2,368		2,368	
8a Nondeductible expenses & credit adj			25	25	100.000000	25	
b Oil and gas depletion							
Total nondeductible losses and deductions			25	25		25	
Totals			2,393	2,393		2,393	

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.

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.) 591-32-0795
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. JOSEPH GONZALEZ 9785 MONTAGUE STREET TAMPA, FL 33626
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 0.0000000 % 0.0000000 %
Loss 0.0000000 % 0.0000000 %
Capital 0.0000000 % 0.0000000 %
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
Beginning capital account \$
Capital contributed during the year \$
Current year net income (loss) \$
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ ()
Ending capital account \$
M Did the partner contribute property with a built-in gain (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) 14 Self-employment earnings (loss)
2 Net rental real estate income (loss)
3 Other net rental income (loss) 15 Credits
4a Guaranteed payments for services
4b Guaranteed payments for capital 16 Schedule K-3 is attached if checked
4c Total guaranteed payments 17 Alternative minimum tax (AMT) items
5 Interest income
6a Ordinary dividends
6b Qualified dividends 18 Tax-exempt income and nondeductible expenses
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss) 19 Distributions
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain 20 Other information
10 Net section 1231 gain (loss)
11 Other income (loss)
12 Section 179 deduction 21 Foreign taxes paid or accrued
13 Other deductions
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

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.

Partner Number:	TIN: 591-32-0795	Tax year ending: 12-31-2022	Ownership %:
Name of Partner: JOSEPH GONZALEZ			
Name of Partnership: TRE INVESTMENT HOLDINGS LLC			EIN 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.	_____	
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.	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.	_____	
c.	Other Rental Income (Sch K-1, Line 3c)	c.	_____	
d.	Interest, Dividends & Royalties (Sch K-1, Lines 5,6a,6c & 7)	d.	_____	
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.	_____	
4.	Increase in Partnership Share of Partnership Liabilities from line C above	4.	_____	
5.	Total increases in basis (combine lines 1 through 4)			5. _____
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.	_____	
b.	Decrease for Depletion	b.	_____	
	Total other decreases (lines 8a-8b)	8.	_____	
9.	Subtotal - basis after all distributions and other decreases (Line 5 minus lines 6-8)	9.	_____	
10.	Items of Losses and Deductions (Allowed for the current year)			
a.	Ordinary Loss (Page 2, Col e, Line 10a)	10 a.	_____	
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.	_____	
11.	Adjusted Basis of Partnership Interest (Cannot be negative) (Line 9-Line 10) At-Risk Basis	11.	_____ 0	
12.	At-risk adjustment: (Amount from lines 5)	12.	_____	
13.	Enter the amount from lines 6, 7, 8 and 10	13.	(_____)	
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.	_____	

Allocation of Losses and Deductions

2022

Keep for your records.

Partner Number:	TIN: 591-32-0795	Year Ended: 12-31-2022	Ownership %:
Partner Name: JOSEPH GONZALEZ			
Partnership Name: TRE INVESTMENT HOLDINGS LLC			EIN 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)	_____	_____	_____	_____	_____	_____
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		_____	_____	_____	_____	_____	_____
Total deductible losses and deductions		_____	_____	_____	_____	_____	_____
8a Nondeductible expenses & credit adj		_____	_____	_____	_____	_____	_____
b Oil and gas depletion		_____	_____	_____	_____	_____	_____
Total nondeductible losses and deductions		_____	_____	_____	_____	_____	_____
Totals		_____	_____	_____	_____	_____	_____

Schedule K-1 Supplemental Information**2022**

Partner's name

JOSEPH GONZALEZ

Name of Partnership

TRE INVESTMENT HOLDINGS LLC

Partner's ID Number

591-32-0795

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.

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

OMB No. 1545-0233

▶ **File a separate application for each return.**
 ▶ **Go to www.irs.gov/Form7004 for instructions and the latest information.**

**Print
or
Type**

Name TRE INVESTMENT HOLDINGS LLC	Identifying number 46-3441139
Number, street, and room or suite no. (If P.O. box, see instructions.) 1814 NORTH 15TH STREET	
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).) TAMPA, FL 33605	

Note: File request for extension by the due date of the return. See instructions before completing this form.

Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns. See instructions.

1 Enter the form code for the return listed below that this application is for **0 9**

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

Part II All Filers Must Complete This Part

- 2** If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ▶
- 3** If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ▶
 If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4** If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here . . . ▶
- 5a** The application is for calendar year 20 22 , or tax year beginning _____, 20____, and ending _____, 20____.
- b Short tax year.** If this tax year is less than 12 months, check the reason: Initial return Final return
 Change in accounting period Consolidated return to be filed Other (See instructions-attach explanation.)

6 Tentative total tax	6	0
7 Total payments and credits. See instructions	7	0
8 Balance due. Subtract line 7 from line 6. See instructions	8	0

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

E-file Authorization for Form 1065
(For return of partnership income or administrative adjustment request)

Department of the Treasury
Internal Revenue Service

ERO must obtain and retain completed Form 8879-PE.

Go to www.irs.gov/Form8879PE for the latest information.

2022

For calendar year 2022, or tax year beginning _____, 2022, and ending _____, 20_____.

Name of partnership

Employer identification number

TRE INVESTMENT HOLDINGS LLC

46-3441139

Part I Form 1065 Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2	Gross profit (Form 1065, line 3)	2	
3	Ordinary business income (loss) (Form 1065, line 22)	3	(2,368)
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	25,546
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

Part II Declaration and Signature Authorization of Partner or Member or Partnership Representative

I declare under penalties of perjury that:

- 1a. If the Form 1065 is being transmitted as part of a return of partnership income, I am a partner or member of the named partnership.
- b. If the Form 1065 is being transmitted as part of an administrative adjustment request (AAR), I am the partnership representative (PR) of the named partnership.
2. I have examined a copy of the partnership's electronic Form 1065 (whether used as return or AAR) and accompanying forms, schedules, and statements, and to the best of my knowledge and belief, it/they is/are true, correct, and complete.
3. I am fully authorized to sign the return or AAR on behalf of the partnership.
4. The amounts shown in Part I above are the amounts shown on the electronic copy of the partnership's Form 1065.
5. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to transmit the partnership's return or AAR to the IRS and to receive from the IRS (a) an acknowledgment of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return or AAR.
6. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income or AAR.

Partner or Member or PR PIN: check one box only

I authorize Taxes Tampa, LLC to enter my PIN 21212 as my signature
ERO firm name Don't enter all zeros
 on the partnership's 2022 electronically filed return of partnership income or AAR.

As a Partner or Member or PR of the partnership, I will enter my PIN as my signature on the partnership's 2022 electronically filed return of partnership income or AAR.

Partner or Member or PR signature: _____

Title: MANAGING MEMBER Date: 09-12-2023

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 561802 13131
Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2022 electronically filed return of partnership income or AAR for the partnership indicated above. I confirm that I am submitting this return or AAR in accordance with the requirements of **Pub. 3112**, IRS *e-file* Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature: Stephanie Heredia Date: 03-24-2024

ERO Must Retain This Form - See Instructions
Don't Submit This Form to the IRS Unless Requested To Do So

Federal Supporting Statements

2022 PG01

Name(s) as shown on return

Tax ID Number

TRE INVESTMENT HOLDINGS LLC

46-3441139

FORM 1065 - LINE G - AMENDED RETURN STATEMENT

Statement #11

AMENDMEND MADE TO ADD IN K1 RECEIVED AFTER FILING FROM EIN 85-0588793

PG01

FORM 1065 - LINE 20 - OTHER DEDUCTIONS

Statement #4

DESCRIPTION

AMOUNT

GIFTS	2,000
MEALS @ 50% LIMITATION	26
OFFICE EXPENSE	203
TOTAL	2,229

PG01

SCHEDULE K - LINE 18C - NONDEDUCTIBLE EXPENSES Statement #18C

DESCRIPTION

AMOUNT

MEALS (GENERAL)	25
TOTAL	25

PG01

FORM 1065 - SCHEDULE L - LINE 8

Statement #28

OTHER INVESTMENTS

DESCRIPTION

BEG OF YEAR

END OF YEAR

25% OF IN LA DULCE	172,136	180,317
LOAN TO DRANSOM		5,000
TOTAL	172,136	185,317

Taxes and Licenses Attachment

Note: This information does not transmit to the IRS with e-filed returns.
Including with a paper filed return is optional.

2022

Partnership Name	EIN
TRE INVESTMENT HOLDINGS LLC	46-3441139

Taxes and Licenses	Form 1065	Page 1, Line 14
---------------------------	------------------	------------------------

1 State income taxes	1	
2 State franchise taxes	2	
3 City income taxes	3	
4 City franchise taxes	4	
5 Local property taxes	5	
6 Intangible property taxes	6	
7 Payroll taxes	7	
8 Less: credit from Form 8846	8	
9 Foreign taxes paid	9	
10 Occupancy taxes	10	
11 Licenses	11	139
12 Other miscellaneous taxes and licenses	12	
13 Total to Form 1065, Page 1, Line 14	13	139

Schedule M-2/Partners' Capital Reconciliation Worksheet

Form 1065

(Keep for your records)

2022

Name(s) as shown on return

Tax ID Number

TRE INVESTMENT HOLDINGS LLC

46-3441139

Analysis of Current-Year Partners' Capital

1 Beginning partners' capital per balance sheet (Schedule L, column b, line 21)	1	158,823
2 Book income (loss) (Schedule M-1, line 1, or Schedule M-3, page 1, line 11)	2	23,288
3 Capital contributions during the year (Schedule K-1, Item L)	3	3,206
4 Other increases (Schedule M-2, line 4)	4	
5 Distributions (Schedule K, lines 19A and 19B)	5	
6 Withdrawals and other decreases (Schedule M-2, line 7)	6	
7 Subtotal (combines lines 1 through 6)	7	185,317
8 Ending partners' capital per balance sheet (Schedule L, column d, line 21)	8	185,317
9 Difference (line 7 minus line 8) (should be zero)	9	

Current-Year Change to Partners' Capital Compared to Current-Year Change to Schedule K, Item L (All Partners)

1 Ending partners' capital (Schedule L, column d, line 21)	1	185,317
2 Beginning partners' capital (Schedule L, column b, line 21)	2	158,823
3 Change in capital (line 1 minus line 2)	3	26,494
4 Ending partners' capital (Schedules K-1, item L)	4	185,317
5 Beginning partners' capital (Schedules K-1, item L)	5	158,823
6 Difference (line 4 minus line 5)	6	26,494

Current-Year Timing Adjustments from Schedule M-1 Screen (K-1 accounting method other than GAAP)

Subtractions from net income per books (Schedule M-1, lines 5 and 6 - not included on Schedule M-2, line 3)

7 Other income recorded on books not included on Schedule K	7	
8 Depreciation on Schedule K not included on books	8	
9 Other Schedule K items not included on books	9	
10 Total subtractions (lines 7 through 9)	10	

Additions to net income per books (Schedule M-1, lines 2 and 3 - not included on Schedule M-2, line 3)

11 Income included on Schedule K not recorded on books	11	
12 Depreciation on books not included on Schedule K	12	
13 Other items on books not included on Schedule K	13	
14 Total additions (lines 12 through 13)	14	

15 Schedule M-1 timing adjustments not included on Schedule M-2, lines 3, 4, and 7 (combine lines 10 and 14)	15	
--	----	--

Current-Year Timing Adjustments from Schedule M-3 Screens (K-1 accounting method other than GAAP)

Permanent or temporary book-to-tax difference amounts entered on the M32, M33, 8916A, and SCH3 screens appear on line 16 and line 17 as opposite of the actual entries. For example, an entry of -100 would appear as 100.

16 Permanent differences	16	
17 Temporary differences	17	
18 Schedule M-3 timing adjustments not included on Schedule M-2 (combine lines 16 and 17)	18	

19 Capital amount after M-1 timing adjustments (add lines 6 & 15)	19	26,494
20 Capital amount after M-3 timing adjustments (add lines 6 & 18)	20	
21 Net reconciliation difference (line 3 minus Line 19 or 20)	21	

Capital Account Reconciliation

Schedule K-1, Part II, Item L

(Keep for your records)

2022 Page 1

Name(s) as shown on return

TRE INVESTMENT HOLDINGS LLC

Tax ID Number

46-3441139

Partner Name	Beginning Capital Account	Capital Contributed During Year	Current Year Net Income (Loss)	Other Increase (Decrease)	Withdrawals and Distributions	Ending Capital Account
DOMENICK LAZZARA JOSEPH GONZALEZ	158,823	3,206	23,288			185,317
TOTALS	158,823	3,206	23,288			185,317

Qualified Business Income Information

Summary of Statement A - QBI PTE Reporting
(Keep for your records)

2022

Name(s) as shown on return

TRE INVESTMENT HOLDINGS LLC

Tax ID Number

46-3441139

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						

Worksheet for Figuring Net Earnings (Loss) From Self-Employment

(Keep for your records)

2022

Name(s) as shown on return

Tax ID Number

TRE INVESTMENT HOLDINGS LLC

46-3441139

<p>1a Ordinary business income (loss) (Schedule K, line 1)</p> <p>b Net income (loss) from certain rental real estate activities (see instructions)</p> <p>c Other net rental income (loss) (Schedule K, line 3c)</p> <p>d Net loss from Form 4797, Part II, line 17, included on line 1a, above. Enter as a positive amount</p> <p>e Combine lines 1a through 1d</p> <p>2 Net gain from Form 4797, Part II, line 17, included on line 1a, above</p> <p>3a Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e by the amount on line 2</p> <p>b Part of line 3a allocated to <u>Limited partners</u>, estates, trusts, corporations, exempt organizations, and IRAs</p> <p>c Subtract line 3b from line 3a. If line 3a is a loss, reduce the loss on line 3a by the amount on line 3b. Include each general partner's share of line 3c in box 14 of Schedule K-1, using code A</p> <p>4a Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)</p> <p>b Part of line 4a allocated to limited partners for other than services and to estates, trusts, corporations, exempt organizations, and IRAs</p> <p>c Subtract line 4b from line 4a. Include each general partner's share and each limited partner's share of line 4c in box 14 of Schedule K-1, using code A</p> <p>5 Net earnings (loss) from self-employment. Combine lines 3c and 4c. Enter here and on Schedule K, line 14a</p>	<p>1a</p> <p>1b</p> <p>1c</p> <p>1d</p> <p>1e</p> <p>2</p> <p>3a</p> <p>3b</p> <p>3c</p> <p>4a</p> <p>4b</p> <p>4c</p> <p>5</p>	<p>(2,368)</p> <p></p> <p></p> <p></p> <p>(2,368)</p> <p></p> <p>(2,368)</p> <p></p> <p></p> <p></p> <p></p> <p>(2,368)</p>	
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(Keep for your records)

PARTNERSHIP NAME
TRE INVESTMENT HOLDINGS LLC

EIN
46-3441139

Description	***-**-8342 DOMENICK LAZZA	***-**-0795 JOSEPH GONZALE					Total
k Ordinary business income (loss)	(2,368)						(2,368)
k2c Net RRE income(loss) from pas	25,546						25,546
k Interest income.	135						135
k14a Net Earnings From Self-Emplo	(2,368)						(2,368)
k18c Meals (general).	25						25
k20 a Investment income.	135						135

FOR TAX YEAR 2022

TRE INVESTMENT HOLDINGS LLC

Taxes Tampa, LLC

5706 S MacDill Ave Ste 104

Tampa, FL 33611

(831) 261-7929

2022 Filing Instructions
TRE INVESTMENT HOLDINGS LLC
Tax year ending 12-31-2022

Form filed:

Amended Form 1065 and supplemental forms and schedules

Filing method:

The partnership's amended return will be e-filed; do not mail the return.

The return reflects neither a refund nor a balance due.

**7004 Filing Instructions
TRE INVESTMENT HOLDINGS LLC
Tax year ending 12-31-2022**

Form filed:

Form 7004

Filing method:

The extension has been e-filed, do not mail.

Due date:

03-15-2023

Taxes Tampa, LLC

5706 S MacDill Ave Ste 104
Tampa, FL 33611
stephanie@taxestampa.com
Phone: (831)261-7929 | Fax:

March 24, 2024

Domenick Lazzara
1814 North 15th Street
Tampa, FL 33605

Subject: Preparation of 2022 Tax Returns

Domenick Lazzara:

Thank you for choosing Taxes Tampa, LLC to assist with the 2022 taxes for Tre Investment Holdings LLC. This letter confirms the terms of the engagement and outlines the nature and extent of the services we will provide.

We will prepare 2022 federal and state income tax returns for Tre Investment Holdings LLC. We will depend on management to provide the information we need to prepare complete and accurate returns. We may ask management to clarify some items but will not audit or otherwise verify the data submitted.

We will perform accounting services only as needed to prepare the tax returns. Our work will not include procedures to find defalcations or other irregularities. Accordingly, our engagement should not be relied upon to disclose errors, fraud, or other illegal acts, though it may be necessary for management to clarify some of the information submitted. We will inform management of any material errors, fraud, or other illegal acts we discover.

Should we encounter instances of unclear tax law, or of potential conflicts in the interpretation of the law, we will outline the reasonable courses of action and the risks and consequences of each. We will ultimately adopt, on the behalf of Tre Investment Holdings LLC, the alternative selected by management.

Our fee is based on the time required at standard billing rates plus out-of-pocket expenses. Invoices are due and payable upon presentation. All accounts not paid within thirty (30) days are subject to interest charges to the extent permitted by state law.

We will return the original records to management at the end of this engagement. Store these records, along with all supporting documents, in a secure location. We retain copies of your records and our work papers from your engagement for up to seven years, after which these documents will be destroyed.

If management has not selected to e-file the returns with our office, management will be solely responsible to file the returns with the appropriate taxing authorities. The tax matters representative should review all tax-return documents carefully before signing them. Our engagement to prepare the 2022 tax returns will conclude with the delivery of the completed returns to management, or with e-filed returns, with the tax matters representative's signature and our subsequent submittal of the tax return.

To affirm that this letter correctly summarizes the arrangements for this work, sign the enclosed copy of this letter in the space indicated and return it to us in the envelope provided.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact our office at (831)261-7929.

Sincerely,

Stephanie Heredia
Taxes Tampa, LLC

Accepted By:

Tax matters representative

Date

Taxes Tampa, LLC

5706 S MacDill Ave Ste 104
Tampa, FL 33611
stephanie@taxestampa.com
Phone: (831)261-7929 | Fax:

March 24, 2024

Tre Investment Holdings LLC
1814 North 15th Street
Tampa, FL 33605

Tre Investment Holdings LLC:

Enclosed is the 2022 Florida Business Tax Summary return, prepared for Tre Investment Holdings LLC from the information provided. This return will be e-filed with the Florida taxing authority.

The partnership's Florida Business Tax Summary return reflects neither a refund nor a balance due.

Enclosed are letters, copies of Schedule K-1, and any supplemental information, to be distributed to the partners.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact our office at (831)261-7929.

Sincerely,

Stephanie Heredia
Taxes Tampa, LLC

Taxes Tampa, LLC

5706 S MacDill Ave Ste 104
Tampa, FL 33611
stephanie@taxestampa.com
Phone: (831)261-7929 | Fax:

March 24, 2024

Tre Investment Holdings LLC
1814 North 15th Street
Tampa, FL 33605

Tre Investment Holdings LLC:

Enclosed is the 2022 amended Form 1065, U.S. Return of Partnership Income, prepared for Tre Investment Holdings LLC from the information provided. This return will be e-filed with the IRS once we receive a signed Form 8879-PE, IRS e-file Signature Authorization for Form 1065.

The partnership's amended federal return reflects neither a refund nor a balance due.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact our office at (831)261-7929.

Sincerely,

Stephanie Heredia
Taxes Tampa, LLC

Taxes Tampa, LLC

5706 S MacDill Ave Ste 104
Tampa, FL 33611
stephanie@taxestampa.com
Phone: (831)261-7929 | Fax:

March 24, 2024

Domenick Lazzara
1814 North 15th Street
Tampa, FL 33605

Your privacy is important to us. Read the following privacy policy.

We collect nonpublic personal information about you from various sources, including:

- * Interviews regarding your tax situation
- * Applications, organizers, or other documents that supply such information as your name, address, telephone number, Social Security Number, number of dependents, income, and other tax-related data
- * Tax-related documents you provide that are required for processing tax returns, such as Forms W-2, 1099R, 1099-INT and 1099-DIV, and stock transactions

We do not disclose any nonpublic personal information about our clients or former clients to anyone, except as requested by our clients or as required by law.

We restrict access to personal information concerning you, except to our employees who need such information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.

If you have any questions about our privacy policy, contact our office at (831)261-7929.

Sincerely,

Stephanie Heredia
Taxes Tampa, LLC

Taxes Tampa, LLC

5706 S MacDill Ave Ste 104
Tampa, FL 33611
stephanie@taxestampa.com
Phone: (831)261-7929 | Fax:

Customer Name	Customer Information	
Tre Investment Holdings LLC 1814 North 15th Street Tampa, FL 33605	Invoice #:	
	Date:	March 24, 2024
	Phone:	(813)606-5036
	E-mail:	DOM@DOMLAW.COM

Your 2022 tax return was prepared by Stephanie Heredia.

Description	Fee
Federal And Supplemental Forms	
Form 1065	U.S. Partnership Return of Income, page 1
Form 1065 pg 2	U.S. Partnership Return of Income, page 2
Form 1065 pg 3	U.S. Partnership Return of Income, page 3
Form 1065 pg 4	U.S. Partnership Return of Income, page 4
Form 1065 pg 5	U.S. Partnership Return of Income, page 5
Schedule K-1	Partner's Share of Income
Schedule K-1	Partner's Share of Income
K-1 Form 8825	Form 8825 for Partners
K-1 Wks QBI	Qualified Business Income Wks for Partners
Schedule B-1	Schedule B-1 Partners Owning 50% or More
Form 7004	Extension of Time to File
Form 8825	Rental Real Estate Income and Expenses
Form 8879-PE	IRS E-File Authorization for 1065
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks Adj Basis	Partner's Adjusted Basis Worksheet
Wks M-2	Partner's Capital Reconciliation Worksheet
Wks PCAR	Capital Account Reconciliation
Wks QBI	Qualified Business Income Worksheet
Wks SE	Net Earnings/Loss from SE Worksheet
Wks Tax/Lic	Taxes and Licenses Worksheet
Statement 1065	Form 1065 - Amended Return Statement
Statement 1065	Form 1065 - Itemized Other Deductions
Statement Sch K	Schedule K - Nondeductible Expenses
Statement Sch K-3	Qualified Exception to Filing Schedule K-3
Statement Sch K-3	Qualified Exception to Filing Schedule K-3
Statement Sch L	Schedule L - Sch L Other Investments
Comparison	Tax Year Comparison Sheet
EF Notice	General Information for Electronic Filing
EF Notice	General Information for Electronic Filing
K-K1 Comparison	Comparison of Schedule K to K-1
Florida Forms	
FL 1065	Partnership Information Return Pg. 1

Total Forms	33	Forms Subtotal	0.00
		Total Balance Due	0.00

Payment due upon receipt. Thank you for your business!

1065

Partnership
Diagnostic Summary

2022

Name TRE INVESTMENT HOLDINGS LLC	Employer Identification # 46-3441139
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Demographics

Mailing Address: 1814 NORTH 15TH STREET Phone: (813) 606-5036
TAMPA, FL 33605

Resident State: FL

Diagnostics

Preparer: Stephanie Heredia Invoice: Date: 03-24-2024

Return Information

Item on Return	2022 Federal	2021 Federal (If available)
Total Assets	185,317	
Number of Partners	2	
Gross Receipts/Sales		
Total Income		
Total Deductions	2,368	
Ordinary Income	(2,368)	
Total Equity	185,317	

State/City Information

<u>State/City</u>	<u>Gross Income</u>	<u>Taxable Income</u>	<u>Composite Tax</u>	<u>Other Tax</u>	<u>Refund/ (Balance Due)</u>
FL1065					

**1065 TAX RETURN COMPARISON
2020 / 2021 / 2022**

2022

(This page is not filed with the return. It is for your records only.)

Name(s) as shown on return TRE INVESTMENT HOLDINGS LLC	Identifying number 46-3441139
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	2020 FEDERAL	2021 FEDERAL	2022 FEDERAL	DIFFERENCE BETWEEN 2021 & 2022
Income				
Net receipts				
Cost of goods sold				
Gross profit				
Ordinary income (loss) from other partnerships, estates, trusts				
Net farm profit (loss)				
Net gain/loss from 4797				
Other income				
Total income				
Deductions				
Salaries and wages				
Guaranteed payments to partners				
Repairs and maintenance				
Bad debts				
Rents				
Taxes and licenses			139	139
Interest				
Depreciation from Form 4562				
Depreciation claimed elsewhere				
Net depreciation				
Depletion				
Pension, profit-sharing				
Employee benefits				
Other deductions			2,229	2,229
Total deductions			2,368	2,368
Ordinary business income(loss)			(2,368)	(2,368)

SCHEDULE K - Partner's Share Items

Income				
Ordinary business income (loss)			(2,368)	(2,368)
Net rental real estate income (loss)			25,546	25,546
Other net rental income (loss)				
Guaranteed Payments				
Interest income			135	135
Ordinary dividends				
Qualified dividends				
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				
Contributions				
Investment interest expense				
Section 59(e)(2) expenditures				
Other deductions				

2020 2021 2022 DIFFERENCE

**1065 TAX RETURN COMPARISON
2020/ 2021 / 2022**

2022

(This page is not filed with the return. It is for your records only.)

Page 2

Name(s) as shown on return

Identifying number

TRE INVESTMENT HOLDINGS LLC

46-3441139

	2020 FEDERAL	2021 FEDERAL	2022 FEDERAL	DIFFERENCE BETWEEN 2021 & 2022
Self-Employment				
Net earnings (loss) from self-employment			(2,368)	(2,368)
Gross farming or fishing income				
Gross nonfarm income				
Credits				
Low-income housing credit (section 42(j)(5))				
Low-income housing credit (other)				
Qualified rehabilitation expenditures (rental real estate)				
Other rental real estate credits				
Other rental credits				
Other credits				
Foreign Transactions				
Gross income from all sources				
Gross income sourced at partner level				
Foreign gross income sourced at partnership				
Passive				
General categories				
Other limitation				
Deductions allocated and apportioned at partner level				
Interest expense				
Other				
Ded allocated / apportioned at ptr level to foreign source inc.				
Passive				
General categories				
Other limitation				
Total foreign taxes paid or accrued				
Reduction in taxes available for credit				
Alternative Minimum Tax (AMT) items				
Post-1986 depreciation adjustment				
Adjusted gain or loss				
Depletion				
Oil, gas, and geothermal properties - gross income				
Oil, gas, and geothermal properties - deductions				
Other AMT items				
Other information				
Tax-exempt interest income				
Other tax-exempt income				
Nondeductible expenses			25	25
Distribution of cash and marketable securities				
Distributions of other property				
Investment income			270	270
Investment expenses				

RESIDENT STATE				
Taxable income			FL	
Total tax				
Overpayment				
Balance due				

2020 2021 2022 DIFFERENCE