

2018

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

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

OMB No. 1545-0123

Name PENDULUM 655 LAKE BLUFF LLC	Employer identification number ** ***5847
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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 655 ROCKLAND RD LAKE BLUFF, IL 60044	4			
B				
C				
D				

Rental Real Estate Income		Properties			
		A	B	C	D
2 Gross rents	2	129,869.			
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5	7,745.			
6 Commissions	6	264.			
7 Insurance	7	2,736.			
8 Legal and other professional fees	8	150.			
9 Interest	9	21,336.			
10 Repairs	10	6,617.			
11 Taxes	11	21,182.			
12 Utilities	12	9,278.			
13 Wages and salaries	13				
14 Depreciation (see instructions)	14	25,680.			
15 Other (list) ▶ STMT 5	15	26,112.			
16 Total expenses for each property. Add lines 3 through 15	16	121,100.			
17 Income or (Loss) from each property. Subtract line 16 from line 2	17	8,769.			

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	129,869.
b Total expenses. Add total expenses from line 16, columns A through H	18b	(121,100.)
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	
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	(2) Employer identification number	
21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:	21	8,769.

• Form 1065 or 1120S: Schedule K, line 2

For Paperwork Reduction Act Notice, see instructions.

OTHER RENTAL EXPENSES

STATEMENT 5

COMMERCIAL

PROPERTY: BUILDING

LOCATION: 655 ROCKLAND RD, LAKE BLUFF, IL 60044

DESCRIPTION	AMOUNT
ALARM DETECTION	419.
BANK CHARGES	130.
LANDSCAPING EXPENSE	3,100.
TELEPHONE	260.
MANAGEMENT EXPENSE	3,850.
LOAN FEES	5,870.
SUPPLIES	10,633.
AMORTIZATION	1,850.
TOTAL TO RENTAL SCHEDULE, LINE 15	26,112.

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2017

Rental Real Estate Income and Expenses of a Partnership or an S Corporation
▶ Attach to Form 1065, Form 1065-B, or Form 1120S.
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OMB No. 1545-0123

Name **PENDULUM 655 LAKE BLUFF LLC** Employer identification number **47-5625847**

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	BUILDING 655 ROCKLAND RD LAKE BLUFF IL 60044	4 COMMERCIAL	365
B			
C			
D			

		Properties			
		A	B	C	D
2	Gross rents	131,877			
Rental Real Estate Expenses					
3	Advertising				
4	Auto and travel				
5	Cleaning and maintenance	7,064			
6	Commissions	3,032			
7	Insurance	2,998			
8	Legal and other professional fees	1,175			
9	Interest	37,277			
10	Repairs	4,883			
11	Taxes	9,876			
12	Utilities	10,050			
13	Wages and salaries				
14	Depreciation (see instructions)	25,680			
15	Other (list) ▶ SEE STATEMENT 2	9,982			
16	Total expenses for each property. Add lines 3 through 15	112,017			
17	Income or (loss) from each property. Subtract line 16 from line 2	19,860			
18a	Total gross rents. Add gross rents from line 2, columns A through H			131,877	
b	Total expenses. Add total expenses from line 16, columns A through H			112,017	
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities				
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)				
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		(2) Employer identification number		
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; or • Form 1065-B: Part I, line 4				19,860

Federal Statements**Statement 2 - Building - Form 8825, Line 15 - Other**

<u>Description</u>	<u>Amount</u>
ALARM DETECTION	\$ 733
BANK CAHRGES	311
LANDSCAPING EXPENSE	3,969
OFFICE EXPENSE	1,310
SNOW REMOVAL	1,550
TELEPHONE	258
AMORTIZATION	1,851
TOTAL	<u>\$ 9,982</u>

2016

Form 8825
(Rev. December 2010)
Department of the Treasury
Internal Revenue Service

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

OMB No. 1545-1186

▶ See instructions on back.
▶ Attach to Form 1065, Form 1065-B, or Form 1120S.

Name **PENDULUM 655 LAKE BLUFF LLC** Employer identification number **47-5625847**

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	BUILDING 655 ROCKLAND RD LAKE BLUFF IL 60044	4 COMMERCIAL	366	
B				
C				
D				

		Properties			
		A	B	C	D
2	Gross rents	2	119,850		
Rental Real Estate Expenses					
3	Advertising	3	1,072		
4	Auto and travel	4			
5	Cleaning and maintenance	5	4,767		
6	Commissions	6			
7	Insurance	7	771		
8	Legal and other professional fees	8	1,025		
9	Interest	9	45,702		
10	Repairs	10	14,837		
11	Taxes	11	9,784		
12	Utilities	12	11,224		
13	Wages and salaries	13			
14	Depreciation (see instructions)	14	25,680		
15	Other (list) ▶ SEE STATEMENT 3	15	7,735		
16	Total expenses for each property. Add lines 3 through 15	16	122,597		
17	Income or (Loss) from each property. Subtract line 16 from line 2	17	-2,747		
18a	Total gross rents. Add gross rents from line 2, columns A through H	18a	119,850		
b	Total expenses. Add total expenses from line 16, columns A through H	18b	122,597		
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			
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 (2) Employer identification number				
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, or • Form 1065-B: Part I, line 4	21	-2,747		

Federal Statements**Statement 3 - Building - Form 8825, Line 15 - Other**

<u>Description</u>	<u>Amount</u>
ALARM DETECTION	\$ 419
BANK CAHRGES	196
EXTERMINATOR	125
FIRE INSPECTION	114
LANDSCAPING EXPENSE	2,960
OFFICE EXPENSE	86
SNOW REMOVAL	1,715
SUPPLIES	270
AMORTIZATION	1,850
TOTAL	\$ <u>7,735</u>