

AllStates CPA
6660 NORTH HIGH STREET, SUITE 1-H
WORTHINGTON, OH 43085
614-854-0850

March 12, 2023

CONFIDENTIAL

Venkata koliparthi
8045 Loomis Dr
New Albany, OH 43054

Dear Partner:

We have prepared the enclosed copy of your Schedule K-1 for NAVA REALTY LLC limited liability company. It contains your share of the limited liability company's items of income/loss, deductions, credits, and other information for the limited liability company's tax year ended December 31, 2022. These items are to be reported on your federal income tax return; therefore, this schedule should be retained with your tax records and documentation.

Also enclosed is state K-1 information, if applicable. This information should also be retained with your tax records and documentation.

Also enclosed is your basis information. This information consists of your basis in the limited liability company and, if applicable, your share of any suspended or disallowed losses. Retain this information with your tax records; it may be needed to complete your federal income tax return.

If you have any questions, or if we can be of assistance in any way, please call.

Sincerely,

AllStates CPA

PARTNER# 6

651121

OMB No. 1545-0123

**Schedule K-1
(Form 1065)**

2022

Department of the Treasury
Internal Revenue Service

For calendar year 2022, or tax year

beginning ending

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

See separate instructions.

Final K-1 Amended K-1

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)		
*	-4,194		
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 <input type="checkbox"/>
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)		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	N	STMT
10	Net section 1231 gain (loss)	Z*	STMT
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.			

Part I Information About the Partnership

A Partnership's employer identification number
88-3060504

B Partnership's name, address, city, state, and ZIP code
NAVA REALTY LLC
811 MAPLE VISTA DR
DELAWARE OH 43015

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.)
229-89-3952

F Name, address, city, state, and ZIP code for partner entered in E. See instructions.
VENKATA KOLIPARTHI
8045 LOOMIS DR
NEW ALBANY OH 43054

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	16.667000 %	16.667000 %
Loss	16.667000 %	16.667000 %
Capital	16.667000 %	16.667000 %

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	\$	41,524

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	19,108
Current year net income (loss)	-4,194
Other increase (decrease) (attach explanation)	\$
Withdrawals & distributions	\$ ()
Ending capital account	14,914

M Did the partner contribute property with a built-in gain (loss)?
 Yes No If "Yes," attach statement. See instructions.

N **Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)**

Beginning	\$
Ending	\$

For IRS Use Only

SCHEDULE K-1 (1065) BOXES AND CODES

1. Ordinary business income (loss)
2. Net rental real estate income (loss)
3. Other net rental income (loss)
- 4a. Guaranteed payment: Services
- 4b. Guaranteed payment: Capital
- 4c. Guaranteed payment: Total
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)
- 9b. Collectibles (28%) gain (loss)
- 9c. Unrecaptured section 1250 gain
10. Net section 1231 gain (loss)
11. Other income (loss)
 - A Other portfolio income (loss)
 - B Involuntary conversions
 - C Section 1256 contracts & straddles
 - D Mining exploration costs recapture
 - E Cancellation of debt
 - F Section 743(b) positive adjustments
 - G Reserved for future use
 - H Section 951(a) income inclusions
 - I Other income (loss)
12. Section 179 deduction
13. Other deductions
 - A Cash contributions (60%)
 - B Cash contributions (30%)
 - C Noncash contributions (50%)
 - D Noncash contributions (30%)
 - E Capital gain property to a 50% organization (30%)
 - F Capital gain property (20%)
 - G Contributions (100%)
 - H Investment interest expense
 - I Deductions – royalty income
 - J Section 59(e)(2) expenditures
 - K Excess business interest expense
 - L Deductions – portfolio (other)
 - M Amounts paid for medical insurance
 - N Educational assistance benefits
 - O Dependent care benefits
 - P Preproductive period expenses
 - Q Reserved for future use
 - R Pensions and IRAs
 - S Reforestation expense deduction
 - T and U Reserved for future use
 - V Section 743(b) negative adjustments
 - W Other deductions
 - X Reserved for future use
14. Self-employment earnings (loss)
 - A Net earnings (loss) from self-employment
 - B Gross farming or fishing income
 - C Gross non-farm income
15. Credits
 - A Reserved for future use
 - B Reserved for future use
 - C Low-income housing cr (sec 42(j)(5)) from post-2007 bldgs
 - D Low-income housing cr (other) from post-2007 bldgs
 - E Qualified rehabilitation expenditures (rental real estate)
 - F Other rental real estate credits
 - G Other rental credits
 - H Undistributed capital gains credit
 - I Biofuel producer credit
 - J Work opportunity credit
 - K Disabled access credit
 - L Empowerment zone employment credit
 - M Credit for increasing research activities
 - N Credit for employer social security and Medicare taxes
 - O Backup withholding
 - P Other credits
17. Alternative minimum tax (AMT) items
 - A Post-1986 depreciation adjustment
 - B Adjusted gain or loss
 - C Depletion (other than oil & gas)
 - D Oil, gas, & geothermal – gross income
 - E Oil, gas, & geothermal – deductions
 - F Other AMT items
18. Tax-exempt income and nondeductible expenses
 - A Tax-exempt interest income
 - B Other tax-exempt income
 - C Nondeductible expenses
19. Distributions
 - A Cash and marketable securities
 - B Distribution subject to section 737
 - C Other property
20. Other information
 - A Investment income
 - B Investment expenses
 - C Fuel tax credit information
 - D Qualified rehabilitation expenditures (other than RRE)
 - E Basis of energy property
 - F Recap of low-income housing cr for sec 42(j)(5) ptrshps
 - G Recap of low-income housing cr for other ptrshps
 - H Recapture of investment credit
 - I Recapture of other credits
 - J Look-back interest – completed long-term contracts
 - K Look-back interest – income forecast method
 - L Dispositions of property with section 179 deductions
 - M Recapture of section 179 deduction
 - N Business interest expense (information item)
 - O Section 453(l)(3) information
 - P Section 453A(c) information
 - Q Section 1260(b) information
 - R Interest allocable to production expenditures
 - S Capital construction fund (CCF) nonqualified withdrawals
 - T Depletion deduction
 - U Section 743(b) basis adjustment
 - V Unrelated business taxable income
 - W Precontribution gain (loss)
 - X Reserved for future use
 - Y Net investment income
 - Z Section 199A information
 - AA Section 704(c) information
 - AB Section 751 gain (loss)
 - AC Section 1(h)(5) gain (loss)
 - AD Deemed section 1250 unrecaptured gain
 - AE Excess taxable income
 - AF Excess business interest income
 - AG Gross receipts for section 448(c)
 - AH Other information
21. Foreign taxes paid or accrued

883060504 NAVA REALTY LLC

88-3060504

FYE: 12/31/2022

Federal Statements

Venkata koliparthi

229-89-3952

Schedule K-1, Line 2 - Net Rental Real Estate Income (Loss)

<u>Description</u>	<u>Type</u>	<u>Amount</u>	<u>Disposed</u>
21170 ST RTE 93 S LOGAN OH 43138	VACATION / ST RENTAL	\$ -4,194	

Schedule K-1, Line 20 - Other Information

<u>Code</u>	<u>Description</u>	<u>Amount</u>
N	SCHEDULE K-1, LINE 2 BUSINESS INTEREST EXPENSE	\$ 996

PARTNER# 6

Schedule K-1	Analysis of Partner's K-1, Current Year Net Income (Loss) Worksheet	2022
For calendar year 2022, or tax year beginning _____, and ending _____		

Partnership Name NAVA REALTY LLC	Employer Identification Number 88-3060504
Partner's Name VENKATA KOLIPARTHI	Taxpayer Identification Number 229-89-3952

Items Included in Current Year Income (Loss):

SCHEDULE K ADDITIONS:

NET RENTAL REAL ESTATE INCOME/LOSS	-4,194
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SUBTOTAL	-4,194
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TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS)	-4,194 =====
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PARTNER# 6

Schedule K-1	Partner's Section 199A Information Worksheet	2022
For calendar year 2022, or tax year beginning _____, and ending _____		

Partnership Name NAVA REALTY LLC	Employer Identification Number 88-3060504
Partner's Name VENKATA KOLIPARTHI	Taxpayer Identification Number 229-89-3952

Schedule K-1, Box 20, Code Z - Section 199A Information

	Pass-through Entity EIN	Aggr. Number	SSTB	PTP
Column A <u>21170 ST RTE 93 S LOGAN OH 43138</u>				
Column B				
Column C				
Column D				
Column E				

	Column A	Column B	Column C	Column D	Column E
QBI or Qualified PTP items:					
Ordinary business income (loss)					
Net rental real estate income (loss)	-4,194				
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Other deductions					
W-2 wages					
Qualified property	55,001				
Other Information:					
QBI alloc to co-op pmts received					
W-2 wages alloc to qualified pmts					
Section 199A(g) deduction					

Section 199A REIT dividends

PARTNER# 6

Partner's Basis Worksheet, Page 1

2022

Schedule **K-1**

For calendar year 2022, or tax year beginning , and ending

Partnership Name NAVA REALTY LLC	Employer Identification Number 88-3060504
Partner's Name VENKATA KOLIPARTHI	Taxpayer Identification Number 229-89-3952

Beginning of year		0
Capital contributions: Cash	19,108	
Property (adjusted basis)		19,108
Income items:		
Ordinary business income		
Net rental real estate income		
Other net rental income		
Interest		
Dividends		
Royalties		
Net short-term capital gain		
Net long-term capital gain		
Net section 1231 gain		
Other portfolio income		
Other income		
Tax-exempt interest and other tax-exempt income		
Excess depletion		
Transfer of capital		
Gain on disposition of section 179 assets		
Other increases		
Distributions:		
Cash		
Property (adjusted basis)		()
Change in liabilities: Current year	41,524	
Prior year	()	41,524
Subtotal		60,632
Distribution in excess of partner basis		
Noncapital expenses: Nondeductible expenses		
Deductible losses:		
Ordinary business loss		
Net rental real estate loss	4,194	
Other net rental loss		
Royalties		
Net short-term capital loss		
Net long-term capital loss		
Net section 1231 loss		
Other portfolio loss		
Other losses		
Section 179 deduction		
Charitable contributions		
Investment interest expense		
Section 59(e)(2) expenditures		
Portfolio income deductions		
Other deductions		
Foreign taxes		
Loss on disposition of section 179 assets		
Depletion		4,194
Other decreases		
End of year		<u>56,438</u>

Note to partner: This worksheet was prepared based on partnership records. Please consult with your tax advisor for adjustments.

