

Schedule K-1 (Form 1065)

Department of the Treasury — Internal Revenue Service

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

OMB No. 1545-0123

Tax Year 2021

Calendar year 2021

Part I Information About the Partnership

A Partnership's employer identification number 82-7710009	C IRS Center: Ogden, UT
B Partnership's name, address, city, state, and ZIP code Beta Properties LP 2500 Commerce Blvd, Dallas, TX 75201	D Check if publicly traded: []

Part II Information About the Partner

E Partner's SSN or TIN 82-7710006	G General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member []
F Partner's name, address, city, state, and ZIP code Epsilon Partners LP 750 Market Street, San Francisco, CA 94103	H Entity type: Partnership
	I Partner's share of profit: 10% Partner's share of loss: 10% Partner's share of capital: 10%
	J Domestic partner <input checked="" type="checkbox"/> Foreign partner []

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1 Ordinary business income (loss)	
2 Net rental real estate income (loss)	(92,000)
3 Other net rental income (loss)	
4a Guaranteed payments for services	
4b Guaranteed payments for capital	
4c Total guaranteed payments	
5 Interest income	220
6a Ordinary dividends	
6b Qualified dividends	
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 (Sec. 163(j))	21,000
14 Self-employment earnings (loss)	
15 Credits	
16 Foreign transactions	
17 Alternative minimum tax (AMT) items	
18 Tax-exempt income and nondeductible expenses	
19 Distributions	7,500
20 Other information (incl. Sec. 199A QBI)	

Part K Partner's Share of Liabilities

Nonrecourse	850,000
Qualified nonrecourse financing	850,000
Recourse	35,000

Part L Partner's Capital Account Analysis (Tax Basis)

Beginning capital account	(19,350)
Capital contributed during the year	15,000
Current year increase (decrease) - net income (loss)	(70,780)
Withdrawals & distributions	(7,500)
Ending capital account	(82,630) *