

**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 2022****Calendar year 2022****Part I Information About the Partnership**

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

**Part II Information About the Partner**

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

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

|                                                        |            |
|--------------------------------------------------------|------------|
| <b>1</b> Ordinary business income (loss)               |            |
| <b>2</b> Net rental real estate income (loss)          | ( 54,000 ) |
| <b>3</b> Other net rental income (loss)                |            |
| <b>4a</b> Guaranteed payments for services             |            |
| <b>4b</b> Guaranteed payments for capital              |            |
| <b>4c</b> Total guaranteed payments                    |            |
| <b>5</b> Interest income                               | 380        |
| <b>6a</b> Ordinary dividends                           |            |
| <b>6b</b> Qualified dividends                          |            |
| <b>7</b> Royalties                                     |            |
| <b>8</b> Net short-term capital gain (loss)            |            |
| <b>9a</b> Net long-term capital gain (loss)            |            |
| <b>9b</b> Collectibles (28%) gain (loss)               |            |
| <b>9c</b> Unrecaptured section 1250 gain               |            |
| <b>10</b> Net section 1231 gain (loss)                 |            |
| <b>11</b> Other income (loss)                          |            |
| <b>12</b> Section 179 deduction                        |            |
| <b>13</b> Other deductions (Sec. 163(j))               | 19,500     |
| <b>14</b> Self-employment earnings (loss)              |            |
| <b>15</b> Credits                                      |            |
| <b>16</b> Foreign transactions                         |            |
| <b>17</b> Alternative minimum tax (AMT) items          |            |
| <b>18</b> Tax-exempt income and nondeductible expenses |            |
| <b>19</b> Distributions                                | 12,000     |
| <b>20</b> Other information (incl. Sec. 199A QBI)      |            |

Part K Partner's Share of Liabilities

|                                 |         |
|---------------------------------|---------|
| Nonrecourse                     | 820,000 |
| Qualified nonrecourse financing | 820,000 |
| Recourse                        | 32,000  |

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

|                                                      |               |
|------------------------------------------------------|---------------|
| Beginning capital account                            | ( 82,630 )    |
| Capital contributed during the year                  | 0             |
| Current year increase (decrease) - net income (loss) | ( 34,120 )    |
| Withdrawals & distributions                          | ( 12,000 )    |
| Ending capital account                               | ( 128,750 ) * |