

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 [X] 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 [X] 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)	15,500
3	Other net rental income (loss)	
4a	Guaranteed payments for services	
4b	Guaranteed payments for capital	
4c	Total guaranteed payments	
5	Interest income	620
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	4,200
10	Net section 1231 gain (loss)	
11	Other income (loss)	
12	Section 179 deduction	
13	Other deductions (Sec. 163(j))	
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	18,000
20	Other information (incl. Sec. 199A QBI)	

Part K Partner's Share of Liabilities

Nonrecourse	1,020,000
Qualified nonrecourse financing	1,020,000
Recourse	20,000

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

Beginning capital account	(157,740)
Capital contributed during the year	0
Current year increase (decrease) - net income (loss)	20,320
Withdrawals & distributions	(18,000)
Ending capital account	(155,420) *