

2020

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 **Waco Mini Storage LLC** Employer identification number

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	2200 17th Street SE East Canton, OH 44730	4	365	0
B				
C				
D				

Rental Real Estate Income	Properties			
	A	B	C	D
2 Gross rents	2 72,807			
Rental Real Estate Expenses				
3 Advertising	3 292			
4 Auto and travel	4			
5 Cleaning and maintenance	5 2,872			
6 Commissions	6			
7 Insurance	7 2,698			
8 Legal and other professional fees	8 1,070			
9 Interest (see instructions)	9			
10 Repairs	10 296			
11 Taxes	11 9,019			
12 Utilities	12 617			
13 Wages and salaries	13			
14 Depreciation (see instructions)	14 7,775			
15 Other (list) ▶ Management Fee	15 4,506			
Postage	660			
Snow removal	0			
See Statement	1,153			
16 Total expenses for each property. Add lines 3 through 15	16 30,958			
17 Income or (loss) from each property. Subtract line 16 from line 2	17 41,849			

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	72,807
b Total expenses. Add total expenses from line 16, columns A through H	18b	(30,958)
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: • Form 1065 or 1120S: Schedule K, line 2	21	41,849
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2019
**Rental Real Estate Income and Expenses of a
 Partnership or an S Corporation**
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OMB No. 1545-0123

Name Waco Mini Storage LLC Employer identification number _____

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	2200 17th Street SE East Canton, OH 44730	4	365	0
B				
C				
D				

		Properties			
		A	B	C	D
2 Gross rents	2	63,221			
Rental Real Estate Expenses					
3 Advertising	3	203			
4 Auto and travel	4	1,218			
5 Cleaning and maintenance	5	112			
6 Commissions	6				
7 Insurance	7	2,311			
8 Legal and other professional fees	8	490			
9 Interest (see instructions)	9				
10 Repairs	10	219			
11 Taxes	11	6,704			
12 Utilities	12	626			
13 Wages and salaries	13				
14 Depreciation (see instructions)	14	7,776			
15 Other (list) ▶ <u>Management Fee</u>	15	4,571			
Postage		516			
Snow removal		595			
See Statement		1,281			
16 Total expenses for each property. Add lines 3 through 15	16	26,622			
17 Income or (loss) from each property. Subtract line 16 from line 2	17	36,599			

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	63,221
b Total expenses. Add total expenses from line 16, columns A through H	18b	(26,622)
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: • Form 1065 or 1120S: Schedule K, line 2	21	36,599
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2018

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

▶ Attach to Form 1065 or Form 1120S.

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Name

Waco Mini Storage LLC

Employer identification number

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	2200 17th Street SE East Canton, OH 44730	4	365	0
B				
C				
D				

		Properties			
		A	B	C	D
2 Gross rents	2	58,002			
Rental Real Estate Expenses					
3 Advertising	3	235			
4 Auto and travel	4	1,145			
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7	2,443			
8 Legal and other professional fees	8	490			
9 Interest (see instructions)	9				
10 Repairs	10	635			
11 Taxes	11	4,974			
12 Utilities	12	673			
13 Wages and salaries	13				
14 Depreciation (see Instructions)	14	7,775			
15 Other (list) ▶ Management Fee	15	4,265			
Postage		713			
Snow removal		280			
See Statement		562			
16 Total expenses for each property. Add lines 3 through 15	16	24,190			
17 Income or (loss) from each property. Subtract line 16 from line 2	17	33,812			

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	58,002
b Total expenses. Add total expenses from line 16, columns A through H	18b	(24,190)
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** 33,812
 • Form 1065 or 1120S: Schedule K, line 2

For Paperwork Reduction Act Notice, see instructions.