# FOR TAX YEAR 2023

HYG REAL ESTATE LP

CORREA CRAWFORD & ASSOCIATES, LLC 84 NE LOOP 410 STE 252 SAN ANTONIO, TX 78216 (210)618-5921

### 2023 Filing Instructions HYG Real Estate LP Tax year ending 12-31-2023

### Form filed:

Form 1065 and supplemental forms and schedules

### Filing method:

The partnership return will be e-filed; do not mail the return.

### Due date:

03-15-2024

The return reflects neither a refund nor a balance due.

### 7004 Filing Instructions HYG Real Estate LP Tax year ending 12-31-2023

### Form filed:

Form 7004

### Filing method:

The extension has been e-filed, do not mail.

### Due date:

03-15-2024

# **CORREA CRAWFORD & ASSOCIATES, LLC**

84 NE LOOP 410 STE 252 SAN ANTONIO, TX 78216 correacrawford@gmail.com Phone: (210)618-5921 | Fax: (888)811-4355

February 23, 2024

CARLOS GARZA 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216

Subject: Preparation of 2023 Tax Returns

CARLOS GARZA:

Thank you for choosing CORREA CRAWFORD & ASSOCIATES, LLC to assist with the 2023 taxes for HYG Real Estate LP. This letter confirms the terms of the engagement and outlines the nature and extent of the services we will provide.

We will prepare 2023 federal and state income tax returns for HYG Real Estate LP. We will depend on management to provide the information we need to prepare complete and accurate returns. We may ask management to clarify some items but will not audit or otherwise verify the data submitted.

We will perform accounting services only as needed to prepare the tax returns. Our work will not include procedures to find defalcations or other irregularities. Accordingly, our engagement should not be relied upon to disclose errors, fraud, or other illegal acts, though it may be necessary for management to clarify some of the information submitted. We will inform management of any material errors, fraud, or other illegal acts we discover.

Should we encounter instances of unclear tax law, or of potential conflicts in the interpretation of the law, we will outline the reasonable courses of action and the risks and consequences of each. We will ultimately adopt, on the behalf of HYG Real Estate LP, the alternative selected by management.

Our fee is based on the time required at standard billing rates plus out-of-pocket expenses. Invoices are due and payable upon presentation. All accounts not paid within thirty (30) days are subject to interest charges to the extent permitted by state law.

We will return the original records to management at the end of this engagement. Store these records, along with all supporting documents, in a secure location. We retain copies of your records and our work papers from your engagement for up to seven years, after which these documents will be destroyed.

If management has not selected to e-file the returns with our office, management will be solely responsible to file the returns with the appropriate taxing authorities. The tax matters representative should review all tax-return documents carefully before signing them. Our engagement to prepare the 2023 tax returns will conclude with the delivery of the completed returns to management, or with e-filed returns, with the tax matters representative's signature and our subsequent submittal of the tax return.

To affirm that this letter correctly summarizes the arrangements for this work, sign the enclosed copy of this letter in the space indicated and return it to us in the envelope provided.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact our office at (210)618-5921.

Sincerely,

### SARA CRAWFORD CORREA CRAWFORD & ASSOCIATES, LLC

Accepted By:

Carlos Garza

Tax matters representative 23/02/24

Date

# **CORREA CRAWFORD & ASSOCIATES, LLC**

84 NE LOOP 410 STE 252 SAN ANTONIO, TX 78216 correacrawford@gmail.com Phone: (210)618-5921 | Fax: (888)811-4355

February 23, 2024

HYG Real Estate LP 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216

HYG Real Estate LP:

Enclosed is the 2023 Form 1065, U.S. Return of Partnership Income, prepared for HYG Real Estate LP from the information provided. This return will be e-filed with the IRS once we receive a signed Form 8879-PE, IRS e-file Signature Authorization for Form 1065.

The partnership's federal return reflects neither a refund nor a balance due.

Enclosed are letters, copies of Schedule K-1, and any supplemental information, to be distributed to the partners.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact our office at (210)618-5921.

Sincerely,

SARA CRAWFORD CORREA CRAWFORD & ASSOCIATES, LLC

# **CORREA CRAWFORD & ASSOCIATES, LLC**

84 NE LOOP 410 STE 252 SAN ANTONIO, TX 78216 correacrawford@gmail.com Phone: (210)618-5921 | Fax: (888)811-4355

February 23, 2024

CARLOS GARZA 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216

Your privacy is important to us. Read the following privacy policy.

We collect nonpublic personal information about you from various sources, including:

\* Interviews regarding your tax situation

\* Applications, organizers, or other documents that supply such information as your name, address, telephone number, Social Security Number, number of dependents, income, and other tax-related data

\* Tax-related documents you provide that are required for processing tax returns, such as Forms W-2, 1099R, 1099-INT and 1099-DIV, and stock transactions

We do not disclose any nonpublic personal information about our clients or former clients to anyone, except as requested by our clients or as required by law.

We restrict access to personal information concerning you, except to our employees who need such information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.

If you have any questions about our privacy policy, contact our office at (210)618-5921.

Sincerely,

SARA CRAWFORD CORREA CRAWFORD & ASSOCIATES, LLC

1065		tnership stic Summary		2023
Name				Employer Identification #
HYG Real Estate LP				32-0673486
Demographics				
	OOP 410 STE 242	Phone:	(210)728-3834	
SAN ANT	ONIO, TX 78216	Email:		
Resident State: TX				
Signor of Return				
Partner or LLC Member: C2	RLOS E GARZA HERRERA		Title: <u>ME</u>	MBER
<b>Diagnostics</b>				
Preparer: SARA CRAWFOR	D Invoice:		Date: 02	-23-2024
Return Information				

Item on Return	2023	2022 Federal
item on Return	Federal	(If available)
Total Assets	3,135,387	2,968,117
Number of Partners	11	11
Gross Receipts/Sales		
Total Income		
Total Deductions	280	83
Ordinary Income	(280)	(83)
Тах		
Overpayment		
Total Equity	3,134,637	2,967,617

#### State/City Information

	Gross	Taxable	Composite		Refund/
State/City	Income	Income	Tax	Other Tax	(Balance Due)

### **1065 TAX RETURN COMPARISON**

2021 / 2022 / 2023

2023

(This page is not filed with the return. It is for your records only.)

# Name(s) as shown on return

HYG Real Estate LP

Identifying number 32-0673486

	2021	2022	2023	DIFFERENCE
Income	FEDERAL	FEDERAL	FEDERAL	BETWEEN 2022 & 2023
Net receipts				
Cost of goods sold				
Gross profit				
Ordinary income (loss) from other				
partnerships, estates, trusts				
Net farm profit (loss)				
Net gain/loss from 4797				
Total income				
Deductions				
Salaries and wages				
Guaranteed payments to partners				
Repairs and maintenance				
Bad debts				
Rents				
Taxes and licenses				
Depreciation claimed elsewhere				
Pension, profit-sharing				
Employee benefits				
Other deductions		83	280	197
Total deductions		83	280	197
Ordinary business income(loss)		(83)	(280)	(197)
SCHEDULE K - Partner's Share Items				
Income				
Ordinary business income (loss)		(83)	(280)	(197)
Net rental real estate income (loss)				
Other net rental income (loss)				
Guaranteed Payments				
Interest income				
Ordinary dividends				
Qualified dividends				
Royalties				
Net short-term capital gain (loss)				
Net long-term capital gain (loss)				
Collectibles (28%) gain (loss)				
Unrecaptured section 1250 gain • • • • •				
Net section 1231 gain (loss)				
Other income (loss)				
Deductions				
Section 179 deduction				
Contributions				
Investment interest expense				
Section 59(e)(2) expenditures				
Other deductions				

2022

#### 1065 TAX RETURN COMPARISON 2021/ 2022 / 2023

**2023** Page 2

(This page is not filed with the return. It is for your records only.)

### Name(s) as shown on return

Identifying number 32-0673486

#### HYG Real Estate LP

	2021	2022	2023	DIFFERENCE
Self-Employment	FEDERAL	FEDERAL	FEDERAL	BETWEEN 2022 & 2023
Net earnings (loss) from self-employment				
Gross farming or fishing income				
Gross nonfarm income				
Credits				
Low-income housing credit (section				
42(j)(5))				
Low-income housing credit (other)				
Qualified rehabilitation expenditures				
(rental real estate)				
Other rental real estate credits				
Other rental credits				
Other credits				
Alternative Minimum Tax (AMT) items				
Post-1986 depreciation adjustment				
Adjusted gain or loss				
Depletion • • • • • • • • • • • • • • • • • • •				
Oil, gas, and geothermal properties - gross income				
Oil, gas, and geothermal properties - deductions				
Other AMT items				
Other information				
Tax-exempt interest income				
Other tax-exempt income				
Nondeductible expenses				
Distribution of cash and marketable securities				
Distributions of other property				
Investment income				
Investment expenses				
Total foreign taxes paid or accrued •••				

RESIDENT STATE		
Taxable income		
Total tax		
Overpayment		
Balance due		

1065EF	EF	Transmission Status					
	(This page is not filed	d with the return. It is for your records only.)					
Name(s) as shown on return HYG Real Estate LP			Tax ID number 32-0673486				
The following will be transmitted to the IRS.							
The following state returns	will be transmitted:						
The following returns have	e been suppressed or are not eligi	ible and will NOT be transmitted.					
EF Notes							

	Acknowledgement and General Information for Entities That File Returns Electronically	2023					
Name(s) as shown on return		Tax ID Number					
HYG Real Estate	e LP	**-**3486					
	DO NOT SEND A PAPER COPY OF ENTITY'S RETURN OU DO, IT WILL DELAY THE PROCESSING OF THE R						

Form	106	5		U.S. I	Return of Partne	ership Incon	ne		ОМВ	No. 1545-0123
			For ca	lendar year 2023, or tax yea	ar beginning	, 2023, ending	, 20			2023
		he Treasury le Service		Go to www.irs.go	v/Form1065 for instruction	ons and the latest i	information.			
A Prin	cipal busir	ness activity		Name of partnership					D Emplo	yer identification number
				HYG Real Estate	LP					
REAL ESTATE			Туре							0673486
	B Principal product or service		or		ite no. If a P.O. box, see instructio	ns.				ousiness started
<b>INVEST REAL ES</b> C Business code number			Print	84 NE LOOP 410	STE 242 country, and ZIP or foreign postal	anda			<b>IO</b> -	27-2021
C Business code number				City of town, state of province,	country, and Zir of foreign postal	code				instructions)
2363	110			SAN ANTONIO, TX	78216				\$	3,135,387
		licable boxe	es:		) Final return (3)	Name change	(4) Address ch	ange	,	Amended return
	• • •	ounting met			) 🗴 Accrual (3)			0	., 🗖	
I Nur	nber of	Schedules	K-1. Atta	ach one for each person v	vho was a partner at any t	me during the tax y	ear: <u>11</u>			
J Che	eck if So	chedules C	and M-3	are attached		<u>. </u>				🛛
					r section 465 at-risk purpo					activity purposes
Cautio		-			uses on lines 1a through 2					
		Gross receipt			Less returns and allowances				1c	
									2 3	
ncome					os, estates, and trusts (atta				4	
CO			`	, , ,	m 1040)) • • • • • • • •	,			5	
Ц					7 (attach Form 4797)				6	
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(see instructions for limitations)							16a	_		
(set		•		•	nd elsewhere on return .		16b		16c	
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Deducti			•	0					19	
De		0,		nmercial buildings deducti	••••••••••••••••••••••••••••••••••••••				20 21	
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					line 22 from line 8 · · · ·	0			23	(280)
		-			mpleted long-term contract				24	(200)
Ħ					come forecast method (atta	,	,		25	
Tax and Payment					ctions)	,			26	
ayn	27 (	Other taxes	(see ins	structions)				[	27	
Ρ									28	
anc					3800				29	
X č	<b>30</b>	Payment (se	ee instru	ictions) • • • • • • • •				·· L	30	
Ë					30 is smaller than line 28,			·· L	31	
	32 (				80 is larger than line 28, en			••	32	
		Under pena and belief,	alties of p it is true,	perjury, I declare that I have e correct, and complete. Decla	xamined this return, including aration of preparer (other than	accompanying sched partner or limited liab	ules and statements, a ility company member	and to th ) is base	e best of ı d on all in	my knowledge formation of
Sigr	า			any knowledge.		22/01			==	
Here	e			jarza		23/02	2/24	with t	ha nranar	scuss this return er shown below?
				GARZA HERRERA er or limited liability company	member	Date	,	See i	nstruction	<sup>S.</sup> X Yes No
		Print/Type	· ·		Preparer's signature	Date	Date	Check	lif	PTIN
Paid		SARA C			SARA CRAWFORD		02-23-2024		nployed	P00249911
Prep	arer	Firm's nam			& ASSOCIATES, LL	с	102 20 2023	Firm's		
Use		Firm's addr		84 NE LOOP 410 S		-				
				SAN ANTONIO, TX				Phone	no. <b>(21</b>	0)618-5921
For Da	norwo			lotica see separate inst						Form <b>1065</b> (2023

For Paperwork Reduction Act Notice, see separate instructions.

	065 (2023) HYG Real Estate LP					32-0	673486	F	2 Page
Sch	edule B Other Information								
1	What type of entity is filing this return? Check the applicable	e box:						Yes	No
а	Domestic general partnership b	Don	nestic limited p	artnership					
с	Domestic limited liability company d	] Don	nestic limited lia	ability partner	ship				
е	Foreign partnership <b>f</b>	Othe	er:						
2	At the end of the tax year:								
а	Did any foreign or domestic corporation, partnership (includ	ling any	entity treated a	as a partners	hip), trus <sup>-</sup>	t, or tax-			
	exempt organization, or any foreign government own, direc	tly or ind	directly, an inter	est of 50% o	r more in	the profit,			
	loss, or capital of the partnership? For rules of constructive	owners	hip, see instruc	ctions. If "Yes	," attach	Schedule			
	B-1, Information on Partners Owning 50% or More of the Pa	artnersh	nip • • • • •						х
b	Did any individual or estate own, directly or indirectly, an int	erest of	50% or more in	n the profit, lo	oss, or ca	pital of			
	the partnership? For rules of constructive ownership, see in	nstructio	ns. If "Yes," att	ach Schedule	e B-1, Inf	ormation			
	on Partners Owning 50% or More of the Partnership								x
3	At the end of the tax year, did the partnership:								
а	Own directly 20% or more, or own, directly or indirectly, 50%	% or mo	re of the total v	oting power of	of all clas	ses of			
	stock entitled to vote of any foreign or domestic corporation	? For ru	les of construc	tive ownersh	ip, see ir	structions.			
	If "Yes," complete (i) through (iv) below								x
	(i) Name of Corporation		(ii) Employer lo			Country of	(iv) Perc		
			Number	(if any)	Ir	ncorporation	Owned in Vot	ing Stoci	ĸ
b	Own directly an interest of 20% or more, or own, directly or	indirect	ly, an interest c	of 50% or mo	re in the	profit, loss,			
	or capital in any foreign or domestic partnership (including a	an entity	rtreated as a p	artnership) o	r in the b	eneficial			
	interest of a trust? For rules of constructive ownership, see	instruct	ions. If "Yes," c	omplete (i) th	nrough (v	) below ••••	<u></u>		х
	(i) Name of Entity		Employer entification	(iii) Type	eof	(iv) Country of	(v) I Percenta	Maximun	
			mber (if any)	Entity		Organization	Profit, Los		
4	Does the partnership satisfy all four of the following conditi	ons?					•	Yes	No
а	The partnership's total receipts for the tax year were less th	an \$250	0,000.						
b	The partnership's total assets at the end of the tax year we								
с	Schedules K-1 are filed with the return and furnished to the			the due date	(includin	a extensions)			
	for the partnership return.	F			(	9)			
d	The partnership is not filing and is not required to file Sched	lule M-3							x
-	If "Yes," the partnership is not required to complete Schedu								
	or item L on Schedule K-1.	100 L, IV	, una m 2, na	ann on page					
5	Is this partnership a publicly traded partnership, as defined	in sectio	on 469(k)(2)?						x
6	During the tax year, did the partnership have any debt that								
5	so as to reduce the principal amount of the debt?								
7	Has this partnership filed, or is it required to file, Form 8918								
'									
	information on any reportable transaction?								x
8	At any time during calendar year 2023, did the partnership a financial account in a foreign country (such as a bank acc			0					
	See instructions for exceptions and filing requirements for F					,			
	Financial Accounts (FBAR). If "Yes," enter the name of the								x
9	At any time during the tax year, did the partnership receive	a distrib	oution from, or v	vas it the gra	ntor of, o	r transferor			
	to, a foreign trust? If "Yes," the partnership may have to file		-	0					
	Foreign Trusts and Receipt of Certain Foreign Gifts. See in								x
10a	Is the partnership making, or had it previously made (and n								
	effective date of the election								x
	See instructions for details regarding a section 754 election								^
h			ment under eer	tion 7/2/6\2	If "Voo"	enter the total			
b	For this tax year, did the partnership make an optional basis	-					١		
	aggregate net positive amount \$						)		
	of such section 743(b) adjustments for all partners made in		-						
	showing the computation and allocation of each basis adjust	stment.	See instruction	s				1	

Form 1	065 (2023) HYG Real Estate LP 32-0673486	F	Page 3
Sche	edule B Other Information (continued)	Yes	No
с	For this tax year, did the partnership make an optional basis adjustment under section 734(b)? If "Yes," enter the total		
	aggregate net positive amount \$ and the total aggregate net negative amount \$ ( )		
	of such section 734(b) adjustments for all partnership property made in the tax year. The partnership must also attach		
	a statement showing the computation and allocation of each basis adjustment. See instructions		
d	For this tax year, is the partnership required to adjust the basis of partnership property under section 743(b) or 734(b)		
	because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under		
	section 734(d))? If "Yes," enter the total aggregate amount of such section 743(b) adjustments and/or section 734(b)		
	adjustments for all partners and/or partnership property made in the tax year \$. The partnership must		
	also attach a statement showing the computation and allocation of the basis adjustment. See instructions		
11	Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-		
	kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the		
	partnership throughout the tax year)		
12	At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other		
	undivided interest in partnership property?		
13	If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign		
	Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See		
	instructions		
14	Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's		
	Information Statement of Section 1446 Withholding Tax, filed for this partnership		x
15	Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached		
	to this return		
16a	Did you make any payments in 2023 that would require you to file Form(s) 1099? See instructions		
b	If "Yes," did you or will you file required Form(s) 1099?		
17	Enter the number of Forms 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations,		
	attached to this return		
18	Enter the number of partners that are foreign governments under section 892		
19	During the partnership's tax year, did the partnership make any payments that would require it to file Forms 1042		
	and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		
20	Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions		
	for Form 8938		
21	Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?		x
22	During the tax year, did the partnership pay or accrue any interest or royalty for which one or more partners are		
	not allowed a deduction under section 267A? See instructions		х
	If "Yes," enter the total amount of the disallowed deductions		
23	Did the partnership have an election under section 163(j) for any real property trade or business or any farming		
	business in effect during the tax year? See instructions		
24	Does the partnership satisfy one or more of the following? See instructions		
а	The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense.		
b	The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years		
	preceding the current tax year are more than \$29 million and the partnership has business interest expense.		
С	The partnership is a tax shelter (see instructions) and the partnership has business interest expense.		
	If "Yes" to any, complete and attach Form 8990.		
25	Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund?		x
	If "Yes," enter the amount from Form 8996, line 15		
26	Enter the number of foreign partners subject to section 864(c)(8) as a result of transferring all or a portion of an		
	interest in the partnership or of receiving a distribution from the partnership		
	Complete Schedule K-3 (Form 1065), Part XIII, for each foreign partner subject to section 864(c)(8) on a transfer or distribution.		
27	At any time during the tax year, were there any transfers between the partnership and its partners subject to the		
	disclosure requirements of Regulations section 1.707-8?		
28	Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties		
	constituting a trade or business of your partnership, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the partners held more than 50% of the stock of the		
	foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions.		
	Percentage: By vote: By value:		x
29	Is the partnership required to file Form 7208 relating to the excise tax on repurchase of corporate stock (see		
	instructions):		
а	Under the applicable foreign corporation rules?	1	1

Form 1	065 (2023) HYG Real Estate LP	32-0673486	F	Page 4
Sche	edule B Other Information (continued)		Yes	No
b	Under the covered surrogate foreign corporation rules?			
	If "Yes" to either (a) or (b), complete Form 7208, Excise Tax on Repurchase of Corporate Stock. See the			
	Instructions for Form 7208.			
30	At any time during this tax year, did the partnership (a) receive (as a reward, award, or payment for property or			
	services); or (b) sell, exchange, or otherwise dispose of a digital asset (or financial interest in a digital asset)? See			
	instructions			
31	Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions			х
	If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III,			
	line 3 · · · · · · · · · · · · · · · · · ·			
	If "No," complete Designation of Partnership Representative below.			
Desigr	nation of Partnership Representative (see instructions)			

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Name of PR CARI	LOS GARZA		
U.S. address	84 NE LOOP 410 STE 242	U.S. phone	
of PR	SAN ANTONIO TX 78216	number of PR	(210)728-3834
If the PR is an entity, n	ame of the designated individual for the PR		
U.S. address of designated individual		U.S. phone number o designated individual	

EEA

Form 1065 (2023)

Form 10	065 (202	23) HYG Real Estate LP 32	-0673486	Page <b>5</b>
Sche	dule	K Partners' Distributive Share Items	Total	amount
	1	Ordinary business income (loss) (page 1, line 23)	1	(280)
	2	Net rental real estate income (loss) (attach Form 8825)	2	
	3a	Other gross rental income (loss)		
	b	Expenses from other rental activities (attach statement) 3b		
	с	Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4	Guaranteed payments: a Services 4a b Capital 4b		
(s:		c Total. Add lines 4a and 4b	4c	
Income (Loss)	5	Interest income	5	
e (I	6	Dividends and dividend equivalents: <b>a</b> Ordinary dividends	6a	
Ĕ		b Qualified dividends 6b c Dividend equivalents 6c		
5 C	7	Royalties	7	
-	8	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
	9a	Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
	b	Collectibles (28%) gain (loss)		
	с	Unrecaptured section 1250 gain (attach statement)		
	10	Net section 1231 gain (loss) (attach Form 4797)	10	
	11	Other income (loss) (see instructions) Type:	11	
	12	Section 179 deduction (attach Form 4562)	12	
S	13a	Cash contributions	13a	
ior	b	Noncash contributions	13b	
Deductions	с	Investment interest expense	13c	
edi	d	Section 59(e)(2) expenditures: (1) Type: (2) Amount	13d(2)	
	е	Other deductions (see instructions) Type:	13e	
Self- Employ- ment	14a	Net earnings (loss) from self-employment	14a	
Tent	b	Gross farming or fishing income	14b	
о Е Е	с	Gross nonfarm income	14c	
	15a	Low-income housing credit (section 42(j)(5))	15a	
ú	b	Low-income housing credit (other)	15b	
Credits	с	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d	Other rental real estate credits (see instructions) Type:	15d	
0	е	Other rental credits (see instructions) Type:	15e	
	f	Other credits (see instructions) Type:	15f	
Inter- ational	16	Attach Schedule K-2 (Form 1065), Partners' Distributive Share Items-International, and check		
Inter- national		this box to indicate that you are reporting items of international tax relevance Qualified for exception to filing Schedule K-2	J	
	17a	Post-1986 depreciation adjustment	17a	
Alternative Minimum Tax (AMT) Items	b	Adjusted gain or loss	17a	
ter	c	Depletion (other than oil and gas)	17.5 17c	
	d	Oil, gas, and geothermal properties - gross income	17d	
	e	Oil, gas, and geothermal properties - deductions	17e	
۹ <u>₽</u> ٩	f	Other AMT items (attach statement)	17f	
	18a		18a	
ç	b	Other tax-exempt income	18b	
tio	c	Nondeductible expenses	18c	
ma	19a	Distributions of cash and marketable securities	19a	
0L	b	Distributions of other property	19b	
Į	20a		20a	
Other Information	b	Investment expenses	20b	
Oth	c	Other items and amounts (attach statement)		
0	21	Total foreign taxes paid or accrued	21	
	1		1 - · 1	

Form 1065 (2023)

	1065 (2023) HYG Rea						32-06	57348	6 Page 6
Ana	lysis of Net Income	1 1							
1	Net income (loss). Com	bine Schedule K, line	s 1 through 11. From	n the result,	, subtract th	e sum of			
	Schedule K, lines 12 thr	ough 13e, and 21 •		<u></u>				1	(280)
2	Analysis by	(i) Corporate	(ii) Individual	(iii) Indiv		(iv) Partnership	(v) Exempt		(vi)
	partner type:		(active)	(pass	sive)		Organizati	on	Nominee/Other
а	General partners								
b	Limited partners	(268)	(12)						
Sch	edule L Balance	e Sheets per Bo	oks	В	Beginning o	f tax year	Er	nd of tax	(year
		Assets		(a)	1)	(b)	(c)		(d)
1	Cash					417			387
2a	Trade notes and accounts	receivable							
b	Less allowance for bad de	bts							
3									
4	U.S. Government obligation								
5	Tax-exempt securities		ł						
6	Other current assets (attac								
	Loans to partners (or pers		1			2,967,700			3,135,000
b	Mortgage and real estate I		· ·			2,907,700			3,135,000
8	Other investments (attach								
	Buildings and other depres		1						
	Less accumulated depreci				-				
								-	
	Depletable assets		-		-			-	
	Less accumulated depletion								
11	Land (net of any amortizat	,							
	Intangible assets (amortiza		t i i i i i i i i i i i i i i i i i i i						
	Less accumulated amortiz								
13	Other assets (attach state	,	•						
14	Total assets					2,968,117			3,135,387
		ities and Capital							
15	Accounts payable								
16	Mortgages, notes, bonds p	-	· ·						
17	Other current liabilities (at	,							
18	All nonrecourse loans .								
	Loans from partners (or pe								
b	Mortgages, notes, bonds p		nore			500			750
20	Other liabilities (attach star	,							
21	Partners' capital accounts					2,967,617			3,134,637
22	Total liabilities and capital					2,968,117			3,135,387
Scl		nciliation of Inco					come (Loss	s) per	Return
		The partnership ma	· · · · · · · · · · · · · · · · · · ·						
1	Net income (loss) per boo	ks	(2			led on books this ye			
2	Income included on Scheo	dule K, lines 1, 2, 3c,		on	Schedule K	K, lines 1 through 11	(itemize):		
	5, 6a, 7, 8, 9a, 10, and 11,	, not recorded on		<b>a</b> Tax	k-exempt in	terest \$			
	books this year (itemize):		_						
3	Guaranteed payments (oth			<b>7</b> Dec	ductions inc	cluded on Schedule	Κ,		
	insurance)			line	es 1 through	n 13e, and 21, not cl	narged		
4	Expenses recorded on boo	oks this year		aga	ainst book i	ncome this year (ite	mize):		
	not included on Schedule	K, lines 1		a Dep	preciation	\$			
	through 13e, and 21 (item	ize):						_	
а	Depreciation \$							_	
b	Travel and entertainment	\$	-	8 Add	d lines 6 an	d 7 • • • • •		. –	
			-	9 Inc	ome (loss)	(Analysis of Net Inc	ome		
5	Add lines 1 through 4		- (2			Subtract line 8 from			(280)
	nedule M-2 Analys								
1	Balance at beginning of ye				stributions:	a Cash			
2	Capital contributed: <b>a</b> Ca					<b>b</b> Property			
-	•	roperty	· · · · · · · · · · · · · · · · · · ·		her decreas	ses (itemize):			
3	Net income (loss) (see ins			80)				—	
4	Other increases (itemize):							—	
-			-	8 Ado	d lines 6 an	d7		_	
5	Add lines 1 through 4					d of year. Subtract li			2 124 625
	Add lines 1 through 4 .		3,134,6	oria par	ance at en	u or year. Subtract II			3,134,637

	edule K-1	2023	_	7		-		651123
	ment of the Treasucontrol: 1			Final K				OMB No. 1545-0123
		endar year 2023, or tax year	Pa	art III				Irrent Year Income,
	0000			Ordinary	/ business inco		<u> </u>	and Other Items Self-employment earnings (loss)
	· · · · · · · · · · · · · · · ·			Orunary		. ,	14	Sen-employment earnings (loss)
	ner's Share of Income, Deduction dits, etc.	S, See separate instructions.	2	Net renta	al real estate ir	(8) ncome (loss)		
Pa	art I Information About the Par	tnership	3	Other ne	et rental income	e (loss)	15	Credits
A	Partnership's employer identification number						-	
	-0673486		4a	Guarante	eed payments	for services		
В	Partnership's name, address, city, state, and ZIP co	de	415	Cuerent	and normanta	for conital		Cabadula K 2 is attached if
HY0	G Real Estate LP		40	Guaranio	eed payments	ior capital	10	Schedule K-3 is attached if
0,	NE LOOP 410 STE 242		4c	Total qu	aranteed paym	ents	17	Alternative minimum tax (AMT) items
	NANTONIO, TX 78216			· · · · · J ···			''	Alternative minimum tax (AWT) items
	IRS center where partnership filed return: $E-FI$	LE	5	Interest i	income		1	
D	Check if this is a publicly traded partnership (PT		1					
Pa	art II Information About the Part	tner	6a	Ordinary	/ dividends			
E	Partner's SSN or TIN (Do not use TIN of a disregare	ded entity. See instructions.)						
35	-2772298		6b	Qualified	d dividends		18	Tax-exempt income and
F	Name, address, city, state, and ZIP code for partner entered	d in E. See instructions.					-	nondeductible expenses
EG	I HOMES LLC		6c	Dividend	d equivalents			
			-	Royalties	•		-	
	NE LOOP 410 STE 242		7	Royalle	5			
G	N ANTONIO, TX 78216	d partner or other LLC	8	Net shor	rt-term capital o	ain (loss)	1	
ľ	member-manager member		ľ			<b>,</b> ()	19	Distributions
H1	x Domestic partner Foreig	n partner	9a	Net long	-term capital g	ain (loss)		
H2	If the partner is a disregarded entity (DE), enter	r the partner's:						
	TIN Name		9b	Collectib	oles (28%) gain	(loss)		
11	What type of entity is this partner?	ORPORATION					20	Other information
12	If this partner is a retirement plan (IRA/SEP/Keogh/	etc.), check here	9c	Unrecap	tured section 1	250 gain		
J	Partner's share of profit, loss, and capital (see instru Beginning	uctions): Ending		NI-4 4	i	1)	-	
		-	10	Net sect	ion 1231 gain (	loss)		
	Profit         2.7500000         %           Loss         2.7500000         %	<u>2.7500000 %</u> 2.7500000 %	11	Other in	come (loss)		1	
	Loss         2:7500000         %           Capital         4.3800000         %	4.1500000 %	1					
	Check if decrease is due to:	4.1500000 //						
	Sale or Exchange of partnership interest. See	instructions.					- ;	z * STMT
K1	Partner's share of liabilities:		12	Section	179 deduction		21	Foreign taxes paid or accrued
	Beginning	Ending						
	Nonrecourse \$	\$	13	Other de	eductions			
	Qualified nonrecourse							
1	financing \$	\$	1					
к2	Recourse • • • • \$ Check this box if item K1 includes liability amounts from low		1					
КЗ	Check if any of the above liability is subject to guara	· · <b>_</b>						
	payment obligations by the partner. See instructions		22	Mor	re than one act	ivity for at-risk	purpo	oses*
L	Partner's Capital Account Ar	nalysis	23	=	re than one act	-		
	Beginning capital account \$	129,998	*Se	ee attac	ched statem	nent for add	litior	nal information.
	Capital contributed during the year • • • \$							
	Current year net income (loss) • • • • \$	(8)	~					
	Other increase (decrease) (attach explanation) \$		luC N					
1	Withdrawals and distributions • • • • \$ (	)	S Use Only					
м	Ending capital account \$ Did the partner contribute property with a built-in ga	129,990	۲ ش					
	Yes X No If "Yes," attach statement.		ЩЩ Ш					
N	Partner's Share of Net Unrecognized Section		For IR:					
1	Beginning \$	.,,	1					
	Ending \$							
For Pa	aperwork Reduction Act Notice, see the Instruction	ons for Form 1065. ww	/w.irs.go	ov/Form1	065			Schedule K-1 (Form 1065) 2023

Schedule K-1 Supplemental Information	2023 PG01
Partner's name	Partner's ID Number
EGI HOMES LLC	35-2772298
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
Section L: Current Year Net Income (Los	<b>S)</b> Statement #99
Description Ordinary business income (loss)	<u>Amount</u> (8)
Total	(8)

	Changes in Ownership								
Partner's name									
GI HOMES LLC							35-2772298		
Name of Partnership					Pa	rtnership's E	IN		
HYG Real Esta	te LP					32-0673	486		
Change in Cap	ital Ownersh	ip :		Number of Day	s Total N	Jumber			
	% Held Prior	Change in %		Held Prior	of Da	ys in	Ownership 🖁		
Date of Change	to Change	on Date	Total % Held	to Change	the Tax	Year	for Period		
	14 3800000	000.0000000	100.00		36	5 000	.0000000		
01-01-2023 00	14.3800000								
01-01-2023 00 01-01-2023 00		-000.2300000	100.00	1	36	5 000	.0120000		

		STA	STATEMENT A - QBI Pass-through Entity Reporting Information Reported in Accordance with Section 199A-6							
			S	Schedule K-1, Line 20, Code	Z			2022		
HYG Rea. Name(s) as s		,	(This page is	e-filed with the return. Includ	e it if paper-filing.)			2023 Tax ID Numb 32-0673 Tax ID Numb	ber 486 ber	
EGI HOM						Taxpaver	dentification	35-2772		
Line No.	Description	n of Trade or Busines	S				mber	PTP	Aggregated	SSTB
1	HYG Real F	Estate LP								No
		NO. <u>1</u>	NO	NO	NO.		NO.		NO	
Ordinary Bus Income (Los		(8)								
Rental Incom	ne (Loss)									
Royalty Incor	me (Loss)									
Section 1231	l Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	tions									
W-2 Wages										
Unadjusted E Immediately Acquisition	Basis After									
Section 199A (REIT) Divide										
	CIUS									

Schedule K-1 Supplemental Information	n 2023
Partner's name	Partner's ID Number
EGI HOMES LLC	35-2772298
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486

# **Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

A request for a Schedule K-3 is time sensitive and should be made as soon as possible.

Sch	edule K-1	2023			_		651123
	rm 1065)			Final K		Amended K	
Depart	ment of the Treasucontrol: 2	endar year 2023, or tax year	Pa	rt III			Current Year Income,
		endal year 2025, of lax year				· · · · · · · · · · · · · · · · · · ·	s, and Other Items
	beginning2023 ending	·	1	Ordinary	business income (	loss)	<b>14</b> Self-employment earnings (loss)
Part	ner's Share of Income, Deduction	S,				(38)	
	dits, etc.	See separate instructions.	2	Net renta	al real estate incom	ie (loss)	
		te a va h in		Otherne	t rental income (les		15 Credits
	art I Information About the Part	thership	3	Other ne	et rental income (los	55)	15 Credits
	Partnership's employer identification number		42	Guarante	eed payments for s	ervices	
B	-0673486 Partnership's name, address, city, state, and ZIP co	do	- <b>-</b> *a	Outranto			
	G Real Estate LP	ue	4h	Guarante	eed payments for c	apital	<b>16</b> Schedule K-3 is attached if
""	G Real Estate IF						checked
84	NE LOOP 410 STE 242		4c	Total qua	aranteed payments		17 Alternative minimum tax (AMT) items
	N ANTONIO, TX 78216			Ū			
	IRS center where partnership filed return: <b>E-FI</b>	LE	5	Interest i	income		
D	Check if this is a publicly traded partnership (PT						
P	art II Information About the Part	tner	6a	Ordinary	dividends		
E	Partner's SSN or TIN (Do not use TIN of a disregard	ded entity. See instructions.)					
38	-4219533		6b	Qualified	d dividends		18 Tax-exempt income and
F	Name, address, city, state, and ZIP code for partner entere	d in E. See instructions.					nondeductible expenses
GI	NKGO LIVING LLC		6c	Dividend	l equivalents		
84	NE LOOP 410 STE 242		7	Royalties	6		
SA	N ANTONIO, TX 78216						
G	General partner or LLC Limited	d partner or other LLC er	8	Net shor	t-term capital gain	(loss)	10 Distrikutions
			0.0	Notiona	-term capital gain (	1000)	<b>19</b> Distributions
H1		n partner	98	Net long	-term capital gain (	1055)	
H2	If the partner is a disregarded entity (DE), enter	•	Qh	Collectib	les (28%) gain (los	e)	
11	TIN Name Name		90	Collectio	ies (20%) gain (105		20 Other information
12	What type of entity is this partner? C		90	Unrecan	tured section 1250	gain	
'2  J	Partner's share of profit, loss, and capital (see instru	<i>,,</i>	30	onicoup		gan	
ľ	Beginning	Ending	10	Net sect	ion 1231 gain (loss	)	
	Profit <b>13.500000</b> %	13.5000000 %				, I	
	Loss 13.5000000 %	13.5000000 %	11	Other inc	come (loss)		
	Capital 21.5600000 %	20.4100000 %					
	Check if decrease is due to:						
	Sale or Exchange of partnership interest. See	instructions.					Z * STMT
K1	Partner's share of liabilities:		12	Section	179 deduction		21 Foreign taxes paid or accrued
	Beginning	Ending					
	Nonrecourse \$	\$	13	Other de	ductions		
1	Qualified nonrecourse		1				
1	financing \$	\$	1				
1	Recourse • • • • \$	\$	1				
K2	Check this box if item K1 includes liability amounts from low	· · <u> </u>	1				
K3	Check if any of the above liability is subject to guara	_					
	payment obligations by the partner. See instructions		22		e than one activity		•
L	Partner's Capital Account Ar	nalysis	23		e than one activity		· · ·
	Beginning capital account \$	639,989	^Se	e attac	ched statement	t for addi	tional information.
1	Capital contributed during the year • • • \$		1				
1	Current year net income (loss) • • • • \$	(38)	~				
1	Other increase (decrease) (attach explanation) \$		lnC				
1	Withdrawals and distributions • • • • \$ (	)	se (				
	Ending capital account \$	<u>639,951</u>	Ĭ				
М	Did the partner contribute property with a built-in ga	· · · ·	For IRS Use Only				
N	Yes X No If "Yes," attach statement.		o				
	Partner's Share of Net Unrecognized Section Beginning \$	r out(c) Gaill OF (LOSS)	۳				
1	Ending		1				
Ecr.P.	<b>,</b>	ons for Form 1065		ov/Form1	065		Schodula K 1 (Earm 1065) 2022
EEA	aperwork Reduction Act Notice, see the Instruction		w.iis.go	w/r0im1	000		Schedule K-1 (Form 1065) 2023

Schedule K-1 Supplemental Information	2023 PG01
Partner's name	Partner's ID Number
GINKGO LIVING LLC	38-4219533
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
Section L: Current Year Net Income (Los	<b>SS)</b> Statement #99
<u>Section L: Current Year Net Income (Los</u> <u>Description</u> Ordinary business income (loss)	<b>55)</b> Statement #99 <u>Amount</u> (38)

	2	2023							
Partner's name	tner's name								
GINKGO LIVING LLC Name of Partnership							<b>38-4219533</b> Partnership's EIN		
Change in Capi	tal Ownersh	ip :		Number of Day	s Total Nu	umber			
	% Held Prior	Change in %		Held Prior	of Day	's in	Ownership 🖇		
Date of Change	to Change	on Date	Total % Held	to Change	the Tax	Year	for Period		
01-01-2023 02	1.5600000	000.000000	100.00		365	000	.0000000		
01-01-2023 02	1.5600000	-001.1500000	100.00	1	365	000	.0590685		
	0.4100000	000.000000	100.00	364	365	020	.3540822		

Ownership % for period = Change in % on Date
Total % Held

 Change in % on Date
 X
 No. of Days Held Prior to Change

 Total % Held
 X
 Total No. of Days in the Tax Year

		STA	TEMENT A - Q	BI Pass-throug	h Entity F	Reportin	g			
			Information I	Reported in Accordance with	Section 199A-6	-	-			
				Schedule K-1, Line 20, Code				2023		
Name(s) as s	hown on return		(This page is	e-filed with the return. Includ	e it if paper-filing.)			Tax ID Numb		
	l Estate LP	,						32-0673		
Name(s) as s								Tax ID Numb	er	
GINKGO	LIVING LLC					1		38-4219533		
1 Sec. 11.	Description	n of Trade or Busines					dentification			
Line No. 1	HYG Real E						Number 32-0673486		Aggregated	SSTB
<b>⊥</b>	IIIG Kear F	istate IF								No
	BER	NO. <u>1</u>	NO	NO	NO.		NO.		NO	
Ordinary Bus	siness	(20)								
Income (Los	ss)	(38)								
Rental Incon	ne (Loss)									
Develtering										
Royalty Inco	me (Loss)									
Section 123	1 Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	tions									
W-2 Wages										
Unadjusted I Immediately Acquisition	Basis After									
Section 199/										
(REIT) Divid	ends									
			1							

Schedule K-1 Supplemental Informati	on 2023
Partner's name	Partner's ID Number
GINKGO LIVING LLC	38-4219533
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486

# **Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

A request for a Schedule K-3 is time sensitive and should be made as soon as possible.

	edule K-1	2023	_		_		651123				
	m 1065)			Final K-1		ended K-1					
Interna	ment of the Treasu <b>@ontrol: 3</b> I Revenue Service For cal	endar year 2023, or tax year	Par				-				
	beginning2023 ending	J	1 0	ordinary c	ousiness income (loss	,   · ·	Self-employment earnings (loss)				
Part	ner's Share of Income, Deduction	S,		lot rontal	real estate income (le						
Cree	dits, etc.	See separate instructions.		let lentai	real estate moome (in	,33)					
P	art I Information About the Par	tnership	3 0	ther net	rental income (loss)	15	Credits				
	Partnership's employer identification number				( )						
	-0673486		<b>4a</b> G	Guarantee	ed payments for servi	ces					
В	Partnership's name, address, city, state, and ZIP co	de									
HY(	G Real Estate LP		<b>4b</b> G	Guarantee	ed payments for capit	al 16	Schedule K-3 is attached if				
							checked • • • • • • • • • •				
84	NE LOOP 410 STE 242		4c ⊺	otal guar	anteed payments	17	Alternative minimum tax (AMT) items				
SA	N ANTONIO, TX 78216										
С	IRS center where partnership filed return: E-FI	ILE	<b>5</b> In	nterest in	come						
D	Check if this is a publicly traded partnership (PT	P)									
Pa	art II Information About the Par	tner	<b>6a</b> O	ordinary c	lividends						
E	Partner's SSN or TIN (Do not use TIN of a disregare	ded entity. See instructions.)					Ided K-1       OMB No. 1545-0123         Of Current Year Income, edits, and Other Items         Ided K-1         Ided K-2         Ided K-3         Ided K-3				
36	-5013729		6b Q	ualified o	dividends	18					
F	Name, address, city, state, and ZIP code for partner entered	d in E. See instructions.					nondeductible expenses				
AR	SAN INVESTMENTS PROMOTER LLC		6c D	ividend e	equivalents						
84	NE LOOP 410 STE 242		<b>7</b> R	loyalties							
	N ANTONIO, TX 78216					<u> </u>					
G	General partner or LLC K Limited member-manager memb	d partner or other LLC er	8 N	let snort-	term capital gain (los	· –	Distributions				
				lot long t	erm capital gain (loss		Distributions				
	<b>H</b> · · · · · · · · · · · · · · · · · · ·	n partner	9a 🛯	iet iong-ti	erni capital gain (ioss	, I					
H2	If the partner is a disregarded entity (DE), ente	•	<b>0</b> h C	ollectible	es (28%) gain (loss)						
11	TIN Name What type of entity is this partner? C		30 0	onecubic	53 (20 %) gain (1033)	20	Other information				
12	If this partner is a retirement plan (IRA/SEP/Keogh/		9c U	Inrecaptu	red section 1250 gair						
J	Partner's share of profit, loss, and capital (see instru	· —									
<b> </b>	Beginning	Ending	10 N	let sectio	n 1231 gain (loss)						
	Profit <b>12.3500000</b> %	12.3500000 %			<b>c</b> ( )						
	Loss 12.3500000 %	12.3500000 %	<b>11</b> O	ther inco	ome (loss)						
	Capital 19.7100000 %	18.6600000 %									
	Check if decrease is due to:										
	Sale or Exchange of partnership interest. See	instructions.					z * stmt				
K1	Partner's share of liabilities:		<b>12</b> S	ection 17	79 deduction	21	Foreign taxes paid or accrued				
	Beginning	Ending									
	Nonrecourse \$	\$	<b>13</b> O	ther ded	uctions						
	Qualified nonrecourse										
1	financing \$	\$									
	Recourse • • • • \$	\$									
K2	Check this box if item K1 includes liability amounts from low	· · <u> </u>									
K3	Check if any of the above liability is subject to guara payment obligations by the partner. See instructions	_	22		then one estivity for						
L	Partner's Capital Account A		22	=							
-	Beginning capital account \$	584,990									
	Capital contributed during the year $\cdot \cdot \cdot \$$			attaor							
	Current year net income (loss) • • • • \$	(35)									
1	Other increase (decrease) (attach explanation) $\$$	(33)	کر								
1	Withdrawals and distributions • • • • \$ (	)	ō								
1	Ending capital account \$	584,955	Use Only								
м	Did the partner contribute property with a built-in ga	,					It-1       OMB No. 1545-0123         f Current Year Income, its, and Other Items       Items         14       Self-employment earnings (loss)         15       Credits         16       Schedule K-3 is attached if checked				
L	Yes X No If "Yes," attach statement.	. ,	For IRS								
N	Partner's Share of Net Unrecognized Section	1 704(c) Gain or (Loss)	Ē								
1	Beginning										
	Ending										
For Pa	aperwork Reduction Act Notice, see the Instruction	ons for Form 1065. ww	/w.irs.gov/	/Form10	65		Schedule K-1 (Form 1065) 2023				

Schedule K-1 Supplemental Information	2023 PG01
Partner's name	Partner's ID Number
ARSAN INVESTMENTS PROMOTER LLC	36-5013729
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
Section L: Current Year Net Income (Los	<b>S)</b> Statement #99

Description Ordinary business income (loss)

### Total

<u>Amount</u> (35)

(35) \_\_\_\_\_

		Changes	in Ownershi	р	20	)23
Partner's name					Partn	er's ID Number
ARSAN INVESTMEN	ITS PROMOTEF	R LLC			36	-5013729
Name of Partnership					Partn	ership's EIN
HYG Real Estate	) LP				32	-0673486
Change in Capit	al Ownershi	.p:		Number of Day	s Total Nu	mber
ŝ	Held Prior	Change in %		Held Prior	of Days	in Ownership <sup>9</sup>
Date of Change	to Change	on Date	Total % Held	to Change	the Tax	Year for Period
01-01-2023 019	.7100000	000.0000000	100.00		365	000.0000000
01-01-2023 019	.7100000	-001.0500000	100.00	1	365	000.0540000
	.6600000	000.000000	100.00	364	365	018,6088767

		STA	Information F S	BI Pass-throug Reported in Accordance with Schedule K-1, Line 20, Code 2 e-filed with the return. Include	Section 199A-6 Z	-	g	2023		
	hown on return 1 Estate LP	,						Tax ID Numb 32-0673	ber	
Name(s) as s ARSAN I		PROMOTER LLC						Tax ID Numb 36-5013		
Line No.	Description	n of Trade or Busines	SS				dentification mber	PTP	Aggregated	SSTB
1	HYG Real H	Estate LP				32-06734	36			No
	BER	NO. <u>1</u>	NO	NO	NO.		NO.		NO	
Ordinary Bus Income (Los		(35)								
Rental Incon	ne (Loss)									
Royalty Inco	me (Loss)									
Section 123	1 Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	otions									
W-2 Wages										
Unadjusted I Immediately Acquisition	Basis After									
Section 199/ (REIT) Divid										

Sche	dule K-1 Supplemental Information	2023
Partner's name		Partner's ID Number
ARSAN INVESTMENTS PROMOTER L	LC	36-5013729
Name of Partnership		Partnership EIN
HYG Real Estate LP		32-0673486

The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

A request for a Schedule K-3 is time sensitive and should be made as soon as possible.

Sch	edule K-1	2023	_		_		651123
	m 1065)			inal K-1		Amended K	
Departr Internal	ment of the Treasu <b>control: 4</b>	endar year 2023, or tax year	Part				Current Year Income,
		endar year 2020, or lax year			•		ts, and Other Items
	beginning2023 ending	J	<b>1</b> Ord	dinary b	ousiness income (I	oss)	<b>14</b> Self-employment earnings (loss)
Part	ner's Share of Income, Deduction	S,			•	101)	
Crea	dits, etc.	See separate instructions.	2 Ne	et rental	real estate income	e (loss)	
D	art I Information About the Part	thorobin	3 Oth	her net	rental income (los	e)	15 Credits
	Partnership's employer identification number		<b>3</b> Ou	nei nei	Tental Income (103	.3)	15 Credits
			4a Gu	arantee	ed payments for se	ervices	
	Partnership's name, address, city, state, and ZIP co	de					
	G Real Estate LP		<b>4b</b> Gu	arantee	ed payments for ca	apital	<b>16</b> Schedule K-3 is attached if
							checked • • • • • • • • •
84	NE LOOP 410 STE 242		4c Tot	tal guar	ranteed payments		17 Alternative minimum tax (AMT) items
SAI	N ANTONIO, TX 78216						
С	IRS center where partnership filed return: E-FI	ILE	5 Inte	erest in	come		
D	Check if this is a publicly traded partnership (PT	P)					
	art II Information About the Part		6a Oro	dinary o	dividends		
E	Partner's SSN or TIN (Do not use TIN of a disregare	ded entity. See instructions.)					
37	-2027793		6b Qu	alified	dividends		18 Tax-exempt income and nondeductible expenses
F	Name, address, city, state, and ZIP code for partner entere	d in E. See instructions.					nondeddelible expenses
HY0	G INVESTMENTS LLC		6c Div	vidend e	equivalents		
				valtica			
	NE LOOP 410 STE 242		7 Ro	yalties			
	N ANTONIO, TX 78216	d norther ar other LLC	<b>8</b> Ne	t short-	term capital gain (		
0	General partner or LLC Limited member-manager member	d partner or other LLC er	0 110	, short-	terin capital gain (	1033)	<b>19</b> Distributions
H1	x Domestic partner Foreig	n partner	9a Ne	et lona-t	erm capital gain (l	oss)	
H2	If the partner is a disregarded entity (DE), enter	•	•••	0	1 0 (	, I	
		· · · · · · · · · · · · · · · ·	<b>9b</b> Co	llectible	es (28%) gain (loss	s)	
11		ORPORATION				Ī	20 Other information
12	If this partner is a retirement plan (IRA/SEP/Keogh/	etc.), check here	<b>9c</b> Un	recaptu	ured section 1250	gain	
J	Partner's share of profit, loss, and capital (see instru	uctions):					
	Beginning	Ending	<b>10</b> Ne	et sectio	on 1231 gain (loss)		
	Profit 35.9700000 %	35.9700000 %					
	Loss 35.9700000 %	35.9700000 %	<b>11</b> Oth	her inco	ome (loss)		
	Capital 5.0500000 %	4.7800000 %					
	Check if decrease is due to:						
K1	Sale or Exchange of partnership interest. See	instructions.	12 Se	ction 1	79 deduction		Z     *     STMT       21     Foreign taxes paid or accrued
	Beginning	Ending	12 00				21 Foreign taxes paid of accrued
	Nonrecourse \$	\$	13 Oth	her ded	luctions		
1	Qualified nonrecourse	· · · · · · · · · · · · · · · · · · ·		_			
1	financing \$	\$					
1	Recourse • • • • \$	\$					
K2	Check this box if item K1 includes liability amounts from low	wer-tier partnerships					
К3	Check if any of the above liability is subject to guara	antees or other					
	payment obligations by the partner. See instructions	· · · · · · · · · · · · · · · · · · ·	22 📋	More	than one activity f	for at-risk p	purposes*
L	Partner's Capital Account Ar	nalysis	23				activity purposes*
	Beginning capital account \$	149,970	^See a	attach	ned statement	for add	itional information.
	Capital contributed during the year • • • \$	(1.0.1.)					
	Current year net income (loss) · · · · \$	(101)	≥				
1	Other increase (decrease) (attach explanation) \$	)	ő				
1	Ending capital account \$	<u> </u>	se				
м	Did the partner contribute property with a built-in ga		S U				
	Yes X No If "Yes," attach statement.	. ,	For IRS Use Only				
N	Partner's Share of Net Unrecognized Section		For				
1	Beginning \$						
	Ending \$						
For Pa	aperwork Reduction Act Notice, see the Instruction	ons for Form 1065. ww	w.irs.gov/F	Form 10	65		Schedule K-1 (Form 1065) 2023

Schedule K-1 Supplemental Information	2023 PG01
Partner's name	Partner's ID Number
HYG INVESTMENTS LLC	37-2027793
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
Section L: Current Year Net Income (Los	<b>S)</b> Statement #99
Description Ordinary business income (loss)	<u>Amount</u> (101)
Total	(101)

		Changes	; in Ownershi	р		2023	
Partner's name	-				Pa	artner's ID Nur	mber
HYG INVESTMENT	S LLC					37-2027	793
Name of Partnership					Pa	artnership's El	IN
HYG Real Estat	e LP					32-0673	486
Change in Capi	tal Ownersh:	ip :		Number of Day	s Total N	Jumber	
	% Held Prior	Change in %		Held Prior	of Da	ys in	Ownership 🖁
Date of Change	to Change	on Date	Total % Held	to Change	the Tax	K Year	for Period
01-01-2023 00	5.0500000	000.0000000	100.00		36	5 000	.0000000
	5.0500000	-000.2700000	100.00	1	36	5 000	.0138356
01-01-2023 00		000.000000	100.00	364	36	E 004	.7669041

Ownership % for period = Change in % on Date
Total % Held

 Change in % on Date
 X
 No. of Days Held Prior to Change

 Total % Held
 Total No. of Days in the Tax Year

		STA		BI Pass-throug Reported in Accordance with		Reportin	g	1		
			Schedule K-1, Line 20, Code Z							
	hown on return 1 Estate LP		(This page is	e-filed with the return. Includ	e it if paper-filing.)			2023 Tax ID Numb 32-0673	ber	
Name(s) as s HYG INV	hown on K1 ESTMENTS LL	۲C						Tax ID Numb 37-2027		
Line No.	Descriptior	n of Trade or Busines	SS				dentification mber	PTP	Aggregated	SSTB
1	HYG Real F	Estate LP				32-06734	36			No
		NO. <u>1</u>	NO	NO	NO.		NO.	NO		
Ordinary Bus Income (Los		(101)								
Rental Incom	ne (Loss)									
Royalty Inco	me (Loss)									
Section 1231	l Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	tions									
W-2 Wages										
Unadjusted I Immediately Acquisition	Basis After									
Section 1994 (REIT) Divide	A									

Schedule K-1 Supplemental Information	2023
Partner's name	Partner's ID Number
HYG INVESTMENTS LLC	37-2027793
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486

The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

Sch	edule K-1	2023			_		651	123
	rm 1065)			Final K		Amended K		5-0123
Depart	ment of the Treasucontrol: 5	endar year 2023, or tax year	Pa	rt III			Current Year Income,	
		endal year 2025, of lax year				· · · · · ·	ts, and Other Items	
	beginning2023 ending	·	1	Ordinary	business income (	(loss)	<b>14</b> Self-employment earnings (lo	oss)
Part	ner's Share of Income, Deduction	S,				(31)		
	dits, etc.	See separate instructions.	2	Net renta	al real estate incom	ne (loss)		
		te a va h in		Otherne	t rental income (la		15 Credits	
	art I Information About the Part	thership	3	Other ne	et rental income (los	55)	15 Credits	
	Partnership's employer identification number		42	Guarante	eed payments for s	ervices		
B	-0673486 Partnership's name, address, city, state, and ZIP co	do	- <b>-</b> a	Outrante				
	G Real Estate LP	ue	4h	Guarante	eed payments for c	apital	<b>16</b> Schedule K-3 is attached if	
""	G Real Estate IF			-			checked	.П
84	NE LOOP 410 STE 242		4c	Total gua	aranteed payments	5	17 Alternative minimum tax (AMT) ite	
	N ANTONIO, TX 78216			Ū				1110
	IRS center where partnership filed return: $E-FI$	LE	5	Interest i	income			
D	Check if this is a publicly traded partnership (PT		1					
Pa	art II Information About the Part	tner	6a	Ordinary	dividends			
E	Partner's SSN or TIN (Do not use TIN of a disregard	ded entity. See instructions.)	1					
36	-5005654		6b	Qualified	d dividends		18 Tax-exempt income and	
F	Name, address, city, state, and ZIP code for partner entere	d in E. See instructions.	1				nondeductible expenses	
RO	DHER USA LLC		6c	Dividend	l equivalents			
23	KAYAK RIDGE DR		7	Royalties	S			
SP	RING, TX 77389							
G	General partner or LLC Limited	d partner or other LLC er	8	Net shor	t-term capital gain	(loss)	19 Distributions	
H1	<b>x</b> Domestic partner	n partner	92	Net long	-term capital gain (	(loss)		
H2	If the partner is a disregarded entity (DE), enter	•	54	. tot iong	torri oapital gain (			
···-	TIN Name		9b	Collectib	oles (28%) gain (los	ss)		
11		ORPORATION					20 Other information	
12	If this partner is a retirement plan (IRA/SEP/Keogh/		9c	Unrecap	tured section 1250	qain		
J	Partner's share of profit, loss, and capital (see instru			·		Ŭ		
	Beginning	Ending	10	Net secti	ion 1231 gain (loss	;)		
	Profit 10.9800000 %	10.9800000 %	_					
	Loss 10.9800000 %	10.9800000 %	11	Other inc	come (loss)			
	Capital 17.5200000 %	16.5900000 %						
	Check if decrease is due to:							
	Sale or Exchange of partnership interest. See	instructions.					z * stmt	
K1	Partner's share of liabilities:		12	Section 7	179 deduction		21 Foreign taxes paid or accrue	d
	Beginning	Ending						
	Nonrecourse \$	\$	13	Other de	eductions			
1	Qualified nonrecourse		1					
1	financing \$	\$	1					
1	Recourse • • • • \$	\$	1					
K2	Check this box if item K1 includes liability amounts from low	· · <u> </u>	1					
K3	Check if any of the above liability is subject to guara	_						
	payment obligations by the partner. See instructions		22		e than one activity			
L	Partner's Capital Account Ar	nalysis	23	_	e than one activity			
	Beginning capital account \$	519,991	^Se	e attac	ched statemen	t for addi	itional information.	
	Capital contributed during the year • • • \$							
1	Current year net income (loss) • • • • \$	(31)	<u>~</u>					
1	Other increase (decrease) (attach explanation) \$		Onl					
1	Withdrawals and distributions • • • • \$ (	)	se					
	Ending capital account \$	519,960	Ĭ					
м	Did the partner contribute property with a built-in ga	· · · ·	For IRS Use Only					
N			ē					
	Partner's Share of Net Unrecognized Section Beginning Section Beginning	r out(c) Gaill OF (LOSS)	"					
1	Ending		1					
Ecr.P.	aperwork Reduction Act Notice, see the Instruction	ons for Form 1065		v/Form1	065		Schedule K-1 (Form 1065	5) 2022
EEA	aperwork Reduction Act Notice, see the instruction	013 101 FUTTH 1005. WW	ww.iis.go		000		Schedule K-1 (FOHIT 1065	1 2023

Partner's name	Partner's ID Number
RODHER USA LLC	36-5005654
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
Section L: Current Year Net Income (L	OSS) Statement #99
Description Ordinary business income (loss)	Amount (31

### Total

(31) \_\_\_\_\_

		s in Ownershi	<b>'P</b>	<b>1</b>	023	
-			_	Par	ner's ID Nur	nber
				3	6-5005	654
				Par	nership's El	N
e LP				3:	2-0673	486
tal Ownersh:	ip :		Number of Day	s Total Nu	umber	
% Held Prior	Change in %		Held Prior	of Day	s in	Ownership 🖇
to Change	on Date	Total % Held	to Change	the Tax	Year	for Period
7.5200000	000.0000000	100.00		365	000	.0000000
7.5200000	-000.9300000	100.00	1	365	000	.0480000
6.5900000	000.0000000	100.00	364	365	016	.5445479
	<pre>% Held Prior to Change 7.5200000 7.5200000</pre>	<pre>te LP tal Ownership :     % Held Prior Change in %     to Change on Date 7.5200000 000.0000000 7.5200000 -000.9300000</pre>	<pre>te LP tal Ownership :     % Held Prior Change in %     to Change on Date Total % Held 7.5200000 000.0000000 100.00 7.5200000 -000.9300000 100.00</pre>	<pre>te LP tal Ownership : Number of Day % Held Prior Change in % Held Prior to Change on Date Total % Held to Change 7.5200000 000.0000000 100.00 7.5200000 -000.9300000 100.00 1</pre>	3       re LP     3:       stal Ownership :     Number of Days Total Number of Days Total Number of Days Total Number of Days Total Number of Days       % Held Prior     Change in %       to Change     on Date       Total % Held     to Change       to Change     on Date       Total % Held     to Change       to Change     000.0000000       100.00     365       7.5200000     -000.9300000     100.00	Partnership's El         Partnership's El           32-0673         32-0673           .tal Ownership :         Number of Days Total Number           % Held Prior         Change in %           to Change         on Date           Total % Held         to Change           000.000000         100.00           365         000           7.5200000         -000.9300000

		STA	TEMENT A - QI	BI Pass-throug	h Entity F	Reportin	g					
			Information F	Reported in Accordance with	Section 199A-6	-	-					
			Schedule K-1, Line 20, Code Z (This page is e-filed with the return. Include it if paper-filing.)							2023		
. ,	hown on return 1 Estate LP		(This page is	e-filed with the return. Includ	e it if paper-filling.)			Tax ID Numb 32-0673	ber			
Name(s) as s								Tax ID Numb				
RODHER								36-5005				
Line No.	Descriptior	n of Trade or Busines	S				dentification mber	PTP	Aggregated	SSTB		
1	HYG Real E					32-06734			33 3	No		
	BER	NO. <u>1</u>	NO	NO	NO.		NO.	NO NO				
Ordinary Bus Income (Los		(31)										
Rental Incom	ne (Loss)											
Royalty Inco	me (Loss)											
Section 1231	1 Gain (Loss)											
Other Incom	e (Loss)											
Section 179												
Other Deduc	tions											
W-2 Wages												
Unadjusted I Immediately Acquisition	Basis After											
Section 1994												
(REIT) Divid	ends											

Schedule K-1 Supplemental Information	2023
Partner's name	Partner's ID Number
RODHER USA LLC	36-5005654
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486

The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

Schedule K-1	2023	_	_	651123
(Form 1065)		Final K		
Department of the Treasucontrol: 6 Internal Revenue Service	ear 2023, or tax year	Part III		Current Year Income,
			•	its, and Other Items
beginning2023 ending		1 Ordinary	v business income (loss)	<b>14</b> Self-employment earnings (loss)
Partner's Share of Income, Deductions,	_	• Network	(23)	-
Credits, etc. See se	parate instructions.	2 Net renta	al real estate income (loss)	
Part I Information About the Partners	hin	3 Other ne	et rental income (loss)	15 Credits
A Partnership's employer identification number	IIIP	<b>3</b> Other ne		
32-0673486		4a Guarant	eed payments for services	-
B Partnership's name, address, city, state, and ZIP code				
HYG Real Estate LP	-	4b Guarant	eed payments for capital	<b>16</b> Schedule K-3 is attached if
				checked
84 NE LOOP 410 STE 242		4c Total gu	aranteed payments	17 Alternative minimum tax (AMT) items
SAN ANTONIO, TX 78216				
C IRS center where partnership filed return: E-FILE		5 Interest i	income	
D Check if this is a publicly traded partnership (PTP)				
Part II Information About the Partner		6a Ordinary	/ dividends	
E Partner's SSN or TIN (Do not use TIN of a disregarded enti	· · -			
37-2040580		6b Qualified	d dividends	18 Tax-exempt income and nondeductible expenses
<b>F</b> Name, address, city, state, and ZIP code for partner entered in E. S	ee instructions.			
ESAI PROJECTS LLC		6c Dividend	d equivalents	
	_	- Davalitia		-
84 NE LOOP 410 STE 242		7 Royalties	5	
SAN ANTONIO, TX 78216 G General partner or LLC X Limited partner		8 Net shor	t-term capital gain (loss)	-
G General partner or LLC X Limited partner member-manager member		0 Not shot	eterm oupliar gain (1000)	19 Distributions
H1 X Domestic partner Domestic partner		9a Net long	-term capital gain (loss)	10 Distributions
H2 If the partner is a disregarded entity (DE), enter the pa		••		
TIN Name		9b Collectib	oles (28%) gain (loss)	
I1 What type of entity is this partner? CORPO				20 Other information
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), ch	neck here	9c Unrecap	tured section 1250 gain	
J Partner's share of profit, loss, and capital (see instructions)	:			
Beginning En	ding	10 Net sect	ion 1231 gain (loss)	
Profit 8.2400000 % 8	.2400000 %			-
		11 Other in	come (loss)	
• •	.4400000 %			
Check if decrease is due to:				
Sale or Exchange of partnership interest. See instruction	ons.	12 Section	179 deduction	Z * STMT 21 Foreign taxes paid or accrued
Beginning	Ending			21 Foreign taxes paid of accrued
Nonrecourse \$	-	13 Other de	eductions	
Qualified nonrecourse				
financing \$				
Recourse · · · · \$ \$				
K2 Check this box if item K1 includes liability amounts from lower-tier p	artnerships			
K3 Check if any of the above liability is subject to guarantees of	or other			
payment obligations by the partner. See instructions		=	e than one activity for at-risk	purposes*
L Partner's Capital Account Analysis			e than one activity for passiv	
Beginning capital account \$	389,993	*See attac	ched statement for add	ditional information.
Capital contributed during the year • • • \$				
Current year net income (loss) • • • • \$	(23)	≥		
Other increase (decrease) (attach explanation) \$	<u> </u>	ő		
Withdrawals and distributions       • • • • • \$ (         Ending capital account       • • • • • \$	<u>)</u> 389,970	se		
<b>M</b> Did the partner contribute property with a built-in gain (loss)	203,370	⊃ S		
Yes X No If "Yes," attach statement. See ins	tructions.	For IRS Use Only		
N Partner's Share of Net Unrecognized Section 704(c)	Gain or (Loss)	For		
Beginning	. ,	-		
Ending				
For Paperwork Reduction Act Notice, see the Instructions for EEA	Form 1065. www.	irs.gov/Form1	065	Schedule K-1 (Form 1065) 2023

Schedule K-1 Supplemental Information	2023 PG01
Partner's name	Partner's ID Number
ESAI PROJECTS LLC	37-2040580
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
Section L: Current Year Net Income (Los	
	<u>S)</u> Statement #99
Description Ordinary business income (loss)	<u>Amount</u> (23)

	Changes	s in Ownershi	i <b>p</b>	2	023	
Partner's name				Par	tner's ID Nu	umber
ESAI PROJECTS LLC				3	7-2040	0580
Name of Partnership				Par	tnership's E	EIN
HYG Real Estate LP				3	2-0673	3486
Change in Capital Owners	hip :		Number of Day	s Total N	umber	
% Held Prior	r Change in %		Held Prior	of Day	's in	Ownership 🖇
Date of Change to Change	on Date	Total % Held	to Change	the Tax	Year	for Period
01-01-2023 013.1400000	000.0000000	100.00		365	000	0.000000
01-01-2023 013.1400000	-000.7000000	100.00	1	365	000	.0360000
12-31-2023 012.4400000	000.000000	100.00	364	365	012	2.4059178
Total Capital ow	nership percentage	e for the tax yea	ar:		012	2.4419178

 
 Change in % on Date
 X
 No. of Days Held Prior to Change

 Total % Held
 Total No. of Days in the Tax Year
 Ownership % for period =

		STA	TEMENT A - QI	BI Pass-throug	h Entity F	Reportin	g			
			Information F	Reported in Accordance with	Section 199A-6	-	•			
			Schedule K-1, Line 20, Code Z							
Name(s) as s	hown on return		(This page is	e-filed with the return. Includ	e it if paper-filing.)			2023		
	l Estate LP	,						32-0673		
Name(s) as s	hown on K1							Tax ID Numb	er	
ESAI PR	OJECTS LLC							37-2040	580	
Line No.	Description	n of Trade or Busines	с.			1	dentification mber	DTD	A mene mete el	SSTB
1	HYG Real H					32-06734		PTP	Aggregated	No
<b>⊥</b>	IIIG Kear I	istate IF				52-007540	50			NO
	BER	NO. <u>1</u>	NO	NO	NO.		NO.		NO	
Ordinary Bus	siness	(22)								
Income (Los	ss)	(23)	-							
Rental Incon	ne (Loss)									
Royalty Inco	me (Loss)									
	()									
Section 123	1 Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	ctions									
W-2 Wages										
Unadjusted I Immediately Acquisition	Basis After									
Section 199/										
(REIT) Divid	ends									
			1	1			I			

Schedule K-1 Supplemental Information	2023
Partner's name	Partner's ID Number
ESAI PROJECTS LLC	37-2040580
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486

The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

Schedule K-1	2023	_		651123
(Form 1065)	LULU	Final		
Department of the Treasugontrol: 7 Internal Revenue Service	lander voor 2022, er tev voor	Part III		f Current Year Income,
i oi ca	lendar year 2023, or tax year		•	its, and Other Items
beginning2023 ending	]	1 Ordina	ry business income (loss)	<b>14</b> Self-employment earnings (loss)
Partner's Share of Income, Deduction	IS,		(12)	-
Credits, etc.	See separate instructions.	2 Net rer	ntal real estate income (loss)	
Part I Information About the Par	tnership	3 Other	net rental income (loss)	15 Credits
A Partnership's employer identification number				
32-0673486		4a Guarai	nteed payments for services	
B Partnership's name, address, city, state, and ZIP co	ode			
HYG Real Estate LP		4b Guarai	nteed payments for capital	16 Schedule K-3 is attached if
				checked
84 NE LOOP 410 STE 242		4c Total g	uaranteed payments	<b>17</b> Alternative minimum tax (AMT) items
SAN ANTONIO, TX 78216				-
C IRS center where partnership filed return: E-F		5 Interes	t income	
D Check if this is a publicly traded partnership (PT	,	• Oudin a		-
Part II Information About the Part     Partner's SSN or TIN (Do not use TIN of a disregar		6a Ordina	ry dividends	
	ded entity. See instructions.)	<b>6b</b> Qualifi	ed dividends	18 Tax-exempt income and
700-52-1177 F Name, address, city, state, and ZIP code for partner entered	od in E. Soo instruction -	U Quailli		nondeductible expenses
F Name, address, city, state, and ZIP code for partner entered JORGE VILLAFUENTE JUAREZ	ed in E. See instructions.	6c Divider	nd equivalents	-
JORGE VILLAFOENIE JOAREZ		00 5	ia equivalente	
615 RACHEL DR		7 Royalti	es	-
MISSION, TX 78574		. ,		
	d partner or other LLC	8 Net sh	ort-term capital gain (loss)	
member-manager memb				19 Distributions
H1 😠 Domestic partner	ın partner	9a Net lor	ng-term capital gain (loss)	
H2 If the partner is a disregarded entity (DE), enter	er the partner's:			
TIN Name		9b Collect	ibles (28%) gain (loss)	
1	NDIVIDUAL			20 Other information
I2 If this partner is a retirement plan (IRA/SEP/Keogh	/etc.), check here	9c Unreca	aptured section 1250 gain	
J Partner's share of profit, loss, and capital (see instr	,			_
Beginning	Ending	10 Net se	ction 1231 gain (loss)	
Profit 4.2200000 %	4.2200000 %		<i>a</i> )	-
Loss 4.2200000 %	4.2200000 %	11 Other	ncome (loss)	
Capital         5.3900000         %           Obsets if deers are in due to:         1 <th>6.3800000 %</th> <td></td> <td></td> <td></td>	6.3800000 %			
Check if decrease is due to:	in stars the set			Z * STMT
K1 Partner's share of liabilities:	Instructions.	12 Section	179 deduction	Z         *         STMT           21         Foreign taxes paid or accrued
Beginning	Ending			
Nonrecourse \$	\$	13 Other	deductions	
Qualified nonrecourse				
financing \$	\$			
Recourse • • • • \$	\$			
K2 Check this box if item K1 includes liability amounts from lo	wer-tier partnerships			
K3 Check if any of the above liability is subject to guar	_			
payment obligations by the partner. See instruction		1 8	ore than one activity for at-risk	
L Partner's Capital Account A	-		ore than one activity for passiv	
Beginning capital account	159,996	^See atta	ached statement for add	ditional information.
Capital contributed during the year • • • \$	40,000			
Current year net income (loss) • • • • \$	(12)	≥		
Other increase (decrease) (attach explanation) Withdrawals and distributions • • • • • \$ (	<u> </u>	ő		
Ending capital account \$	<u> </u>	Use Only		
<b>M</b> Did the partner contribute property with a built-in ga		ر د ا		
Yes X No If "Yes," attach statement.	· · · ·	For IRS		
N Partner's Share of Net Unrecognized Section		For		
Beginning				
Ending\$				
For Paperwork Reduction Act Notice, see the Instruction	ons for Form 1065. ww	w.irs.gov/Form	1065	Schedule K-1 (Form 1065) 2023

Schedule K-1 Supplemental Information	2023 PG01
Partner's name	Partner's ID Number
JORGE VILLAFUENTE JUAREZ	700-52-1177
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
Section L: Current Year Net Income (L	<b>DSS)</b> Statement #99
Section L: Current Year Net Income (Le Description Ordinary business income (loss)	<b>DSS)</b> Statement #99 <u>Amount</u> (12)

		Changes	s in Ownershi	р	20	023
Partner's name					Partr	ner's ID Number
JORGE VILLAFUE	INTE JUAREZ				70	0-52-1177
Name of Partnership					Partr	nership's EIN
HYG Real Estat	e LP				32	-0673486
Change in Capi	tal Ownersh	ip :		Number of Day	s Total Nu	mber
	% Held Prior	Change in %		Held Prior	of Days	s in Ownership 🤋
Date of Change	to Change	on Date	Total % Held	to Change	the Tax	Year for Period
01-01-2023 00	5.3900000	000.000000	100.00		365	000.0000000
01-01-2023 00	5.3900000	000.9900000	100.00	1	365	000.0147671
01 01 2025 00	6.3800000	000.0000000	100.00	364	365	006.3625205

	hown on return 1 Estate LP		Information	BI Pass-throug Reported in Accordance with Schedule K-1, Line 20, Code e-filed with the return. Includ	Section 199A-6 Z	-	g	<b>2023</b> Tax ID Numb 32-0673	ber	
Name(s) as s	hown on K1 ILLAFUENTE	.TUAREZ						Tax ID Numb 700-52-		
Line No.		n of Trade or Busines	SS				dentification mber 86	PTP	Aggregated	SSTB No
	JER	NO. <u>1</u>	NO	NO	NO.		NO.		NO	
Ordinary Bus Income (Los		(12)								
Rental Incom	ne (Loss)									
Royalty Inco	me (Loss)									
Section 1231	l Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	tions									
W-2 Wages										
Unadjusted I Immediately Acquisition	Basis After									
Section 1994 (REIT) Divide	Ą									

Schedule K-1 Supplemental Information	n 2023
Partner's name	Partner's ID Number
JORGE VILLAFUENTE JUAREZ	700-52-1177
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486

The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

Sch	edule K-1	2023	_		_		651123
	m 1065)			Final K-			
Departi Interna	ment of the Treasu <b>@ontrol: 8</b>	endar year 2023, or tax year	Par				urrent Year Income,
					•		and Other Items
	beginning2023 ending		1 0	Ordinary	business income (loss)	14	Self-employment earnings (loss)
Part	ner's Share of Income, Deduction	S,		1 - 4 4 -	(8)	_	
Cree	dits, etc.	See separate instructions.	2	iet renta	I real estate income (loss	'	
D	art I Information About the Part	tnorchin	3 (	)ther net	t rental income (loss)	15	Credits
	Partnership's employer identification number					'3	Oreans
			4a (	Guarante	ed payments for services	$\neg$	
B	Partnership's name, address, city, state, and ZIP co	de	1				
	G Real Estate LP		4b (	Suarante	ed payments for capital	16	Schedule K-3 is attached if
							checked • • • • • • • • •
84	NE LOOP 410 STE 242		4c 1	Total gua	aranteed payments	17	Alternative minimum tax (AMT) items
SA	N ANTONIO, TX 78216						
С	IRS center where partnership filed return: E-FI	LE	5 li	nterest in	ncome		
D	Check if this is a publicly traded partnership (PT	P)					
Pa	art II Information About the Part		6a (	Ordinary	dividends		
E	Partner's SSN or TIN (Do not use TIN of a disregare	ded entity. See instructions.)					
_	-5031382		6b (	Qualified	dividends	18	Tax-exempt income and nondeductible expenses
F	Name, address, city, state, and ZIP code for partner entered			No. d!	an involant-	$\dashv$	
PS	G INNOVATION AND CONSTRUCTION	LLC	6C L	Jiviaena	equivalents		
	NE 1005 410 CEE 040		<b>7</b> F	Royalties		$\neg$	
	NE LOOP 410 STE 242		' '	toyanies			
G	N ANTONIO, TX 78216 General partner or LLC X Limited	d partner or other LLC	8	let short	-term capital gain (loss)	$\neg$	
ľ	member-manager member				i torrir odpridi gairi (1999)	19	Distributions
H1	<b>x</b> Domestic partner	n partner	9a Ւ	let long-	term capital gain (loss)	⊣	
H2	If the partner is a disregarded entity (DE), enter	•		-			
	TIN Name	•	9b (	Collectibl	es (28%) gain (loss)	-	
11		ORPORATION				20	Other information
12	If this partner is a retirement plan (IRA/SEP/Keogh/	etc.), check here	9c (	Inrecapt	ured section 1250 gain		
J	Partner's share of profit, loss, and capital (see instru	,					
	Beginning	Ending	10 1	let section	on 1231 gain (loss)		
	Profit 2.7500000 %	2.7500000 %				_	
	Loss 2.7500000 %	2.7500000 %	11 0	Other inc	ome (loss)		
	Capital         3.2000000 %	4.1500000 %					
	Check if decrease is due to:						
K1	Sale or Exchange of partnership interest. See i Partner's share of liabilities:	Instructions.	12 5	Section 1	79 deduction	21	Z * STMT Foreign taxes paid or accrued
``'	Beginning	Ending	12 9			121	Toreigh taxes paid of accided
	Nonrecourse \$	\$	13	Other de	ductions		
	Qualified nonrecourse						
1	financing \$	\$					
1	Recourse • • • • \$	\$					
K2	Check this box if item K1 includes liability amounts from low	· · <u> </u>					
K3	Check if any of the above liability is subject to guara	_		_			
	payment obligations by the partner. See instructions		22	=	e than one activity for at-r		
L	Partner's Capital Account Ar	-	23		e than one activity for pas		
	Beginning capital account	94,998	See	e allac	hed statement for a		
	Capital contributed during the year • • • \$	35,000					
1	Current year net income (loss) • • • • \$	(8)	≥				
1	Withdrawals and distributions • • • • \$ (	)	ő				
1	Ending capital account \$	129,990	Use Only				
м	Did the partner contribute property with a built-in ga	,	ر د ا				
1	Yes X No If "Yes," attach statement.	· · · ·	For IRS				
N	Partner's Share of Net Unrecognized Section		Ъ.				
1	Beginning	·					
	Ending\$						
For Pa	aperwork Reduction Act Notice, see the Instruction	ons for Form 1065. ww	/w.irs.gov	/Form10	065		Schedule K-1 (Form 1065) 2023

Schedule K-1 Supplemental Information	2023 PG01
Partner's name	Partner's ID Number
PSG INNOVATION AND CONSTRUCTION LLC	36-5031382
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
Section L: Current Year Net Income (Loss	5) Statement #99
<u>Section L: Current Year Net Income (Loss</u> <u>Description</u> Ordinary business income (loss)	<b>5)</b> Statement #99 <u>Amount</u> (8)

	Change	s in Ownershi	р	20	23
artner's name				Partne	r's ID Number
SG INNOVATION AND CO	NSTRUCTION LLC			36-	-5031382
lame of Partnership				Partne	rship's EIN
IYG Real Estate LP				32-	-0673486
Change in Capital Owne	ership :		Number of Day	s Total Num	ber
% Held P	rior Change in %	i	Held Prior	of Days	in Ownership <sup>9</sup>
ate of Change to Char	ngeOn_Date	Total % Held	to Change	the Tax Y	ear for Period
01-01-2023 003.20000	000.0000000	100.00		365	000.0000000
01-01-2023 003.20000	000.9500000	100.00	1	365	000.0087671
2-31-2023 004.150000	000.0000000	100.00	364	365	004.1386301

HYG Rea	hown on return 1 Estate LP		Information	BI Pass-throug Reported in Accordance with Schedule K-1, Line 20, Code e-filed with the return. Includ	Section 199A-6 Z	-	g	<b>2023</b> Tax ID Numb 32-0673	ber 486	
Name(s) as s PSG INN		CONSTRUCTION LLC						Tax ID Numb 36-5031		
Line No.		n of Trade or Busines	S			Nu	dentification mber	PTP	Aggregated	SSTB
1	HYG Real F	Istate LP				32-06734	36			No
		1	1							
LINE NUMI	BER	NO. <u>1</u>	NO	NO	NO.		NO.		NO	
Ordinary Bus Income (Los		(8)								
Rental Incon	ne (Loss)									
Royalty Inco	me (Loss)									
Section 123	l Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	tions									
W-2 Wages										
Unadjusted I Immediately Acquisition	Basis After									
Section 1994 (REIT) Divide										

Schedule K-1 Supplemental Information	2023
artner's name	Partner's ID Number
PSG INNOVATION AND CONSTRUCTION LLC	36-5031382
ame of Partnership	Partnership EIN
IYG Real Estate LP	32-0673486
Schedule K-3 Notification	
The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule I	K-3 (Form 1065), Partner's
Share of Income, Deductions, Credits, etc International:	
Criteria 1 - Partnership had no or limited foreign activity	
- 1 5 5	

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

Sch	edule K-1	2023		_			651123
	m 1065)			Final K			OMB No. 1545-0123
Depart	ment of the Treasucontrol: 9	ander voer 2022, er tev voer	Pa	art III			urrent Year Income,
interna		endar year 2023, or tax year			Deductions, Cree		
	beginning2023 ending	·	1	Ordinary	business income (loss)	14	Self-employment earnings (loss)
Part	ner's Share of Income, Deduction	S,			(15)	_	
		See separate instructions.	2	Net renta	al real estate income (loss)		
Pa	art I Information About the Part	tnership	3	Other ne	et rental income (loss)	15	Credits
A	Partnership's employer identification number					_	
32	-0673486		4a	Guarant	eed payments for services		
B	Partnership's name, address, city, state, and ZIP co	de				+	
HY	G Real Estate LP		4b	Guarant	eed payments for capital	16	Schedule K-3 is attached if
				Total au	aranteed payments		checked
	NE LOOP 410 STE 242		4c	Total gu	aranteeu payments	11	Alternative minimum tax (AMT) items
	N ANTONIO, TX 78216 IRS center where partnership filed return: E-FI		5	Interest i	income	$\neg$	
	Check if this is a publicly traded partnership (PT		Ť				
_	art II Information About the Part	,	6a	Ordinary	v dividends	-	
E	Partner's SSN or TIN (Do not use TIN of a disregard		1				
35	-2770287		6b	Qualified	d dividends	18	Tax-exempt income and
F	Name, address, city, state, and ZIP code for partner entered	d in E. See instructions.	L				nondeductible expenses
AR	LO INVERSIONES LLC		6c	Dividend	l equivalents		
84	NE LOOP 410 STE 242		7	Royalties	S		
SA	NANTONIO, TX 78216					_	
G	General partner or LLC Limited member-manager member	d partner or other LLC er	8	Net shor	t-term capital gain (loss)	19	Distributions
H1	x Domestic partner Foreign	n partner	9a	Net long	-term capital gain (loss)	1	
H2	If the partner is a disregarded entity (DE), enter	r the partner's:					
	TIN Name		9b	Collectib	oles (28%) gain (loss)		
11		ORPORATION				20	Other information
12	If this partner is a retirement plan (IRA/SEP/Keogh/		9c	Unrecap	tured section 1250 gain		
J	Partner's share of profit, loss, and capital (see instru Beginning	uctions): Ending		N / /		_	
	1	-	10	Net sect	ion 1231 gain (loss)		
	Profit         5.4900000         %           Loss         5.4900000         %	<u>5.4900000 %</u> 5.4900000 %	11	Other in	come (loss)	-	
	Capital         6.7400000         %	8.2900000 %					
	Check if decrease is due to:	0.200000 13					
	Sale or Exchange of partnership interest. See	instructions.					Z * STMT
К1	Partner's share of liabilities:		12	Section	179 deduction	21	Foreign taxes paid or accrued
	Beginning	Ending					
	Nonrecourse \$	\$	13	Other de	eductions		
1	Qualified nonrecourse		1				
1	financing \$	\$	1				
	Recourse · · · · \$	\$	1				
К2 К3	Check this box if item K1 includes liability amounts from low Check if any of the above liability is subject to guara	· · <u> </u>	1				
1	payment obligations by the partner. See instructions	_	22		e than one activity for at-ris		
L	Partner's Capital Account Ar		23	H	e than one activity for pass		
-	Beginning capital account	199,995			ched statement for a		
	Capital contributed during the year • • \$	60,000					
	Current year net income (loss) • • • • \$	(15)					
1	Other increase (decrease) (attach explanation) \$		nly				
	Withdrawals and distributions • • • • \$ (	)	Use Only				
	Ending capital account \$	259,980	Us,				
м	Did the partner contribute property with a built-in ga	· · · ·	SS				
	Yes X No If "Yes," attach statement.	See instructions.	For IRS				
N	Partner's Share of Net Unrecognized Section	704(c) Gain or (Loss)	ЦЦ				
1	Beginning		1				
L	Ending		<u> </u>				
For Pa	aperwork Reduction Act Notice, see the Instruction	ons for Form 1065. ww	w.irs.g	ov/Form1	065		Schedule K-1 (Form 1065) 2023

Schedule K-1 Supplemental Information	2023 PG01
Partner's name	Partner's ID Number
ARLO INVERSIONES LLC	35-2770287
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
Section L: Current Year Net Income (Lo	<b>SS)</b> Statement #99
Description Ordinary business income (loss)	<u>Amount</u> (15)
Total	(15)

		Changes	s in Ownershi	р	20	)23
Partner's name	-				Partn	er's ID Number
ARLO INVERSION	ES LLC				35	-2770287
Name of Partnership					Partn	ership's EIN
HYG Real Estat	e LP				32	-0673486
Change in Capi	tal Ownersh.	ip :		Number of Day	s Total Nur	nber
	% Held Prior	Change in %		Held Prior	of Days	in Ownership
Date of Change	to Change	on Date	Total % Held	to Change	the Tax	Year for Period
01-01-2023 00	6.7400000	000.000000	100.00		365	000.0000000
01-01-2023 00	6.7400000	001.5500000	100.00	1	365	000.0184658
	8.2900000	000.000000	100.00	364	365	008.2672877

		STA 	STATEMENT A - QBI Pass-through Entity Reporting Information Reported in Accordance with Section 199A-6 Schedule K-1, Line 20, Code Z							
				e-filed with the return. Includ				2023		
	hown on return 1 Estate LP hown on K1	,	(The page le					Tax ID Numb 32-0673 Tax ID Numb	oer 486	
	VERSIONES L	LC						35-2770287		
Line No.	Descriptior	n of Trade or Busines	S			Nu	dentification mber	PTP	Aggregated	SSTB
1	HYG Real F	<u>Estate LP</u>				32-06734	86			No
	LINE NUMBER NO NO NO NO								NO.	
Ordinary Business Income (Loss)		(15)					NO			
Rental Incom										
Royalty Inco	me (Loss)									
Section 1231	l Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	tions									
W-2 Wages Unadjusted E	Basis									
Immediately Acquisition Section 1994										
(REIT) Divide										

Schedule K-1 Supplemental In	formation 2023
Partner's name	Partner's ID Number
ARLO INVERSIONES LLC	35-2770287
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486

The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

Sch	edule K-1	2023		_				651123
	m 1065)			Final K-		Amended		OMB No. 1545-0123
Departr	ment of the Treasu <b>control: 10</b> Revenue Service For cal	L 0000 L	Pa	art III				irrent Year Income,
interna	For cal	endar year 2023, or tax year			Deductio	ons, Credi	its,	and Other Items
	beginning2023 ending		1	Ordinary	business inco	me (loss)	14	Self-employment earnings (loss)
Part	ner's Share of Income, Deduction	\$				(8)		
	P4 4-	See separate instructions.	2	Net renta	al real estate ir	icome (loss)		
	· · · · · · · · · · · · · · · · · · ·	-						
Pa	art I Information About the Part	tnership	3	Other ne	t rental income	e (loss)	15	Credits
A	Partnership's employer identification number							
32-	-0673486		4a	Guarante	eed payments	for services		
В	Partnership's name, address, city, state, and ZIP co	de						
НУС	G Real Estate LP		4b	Guarante	eed payments	for capital	16	Schedule K-3 is attached if
							_	checked • • • • • • • • •
84	NE LOOP 410 STE 242		4c	Total gua	aranteed paym	ents	17	Alternative minimum tax (AMT) items
SAL	N ANTONIO, TX 78216						4	
C	IRS center where partnership filed return: E-FI		5	Interest i	ncome			
	Check if this is a publicly traded partnership (PT	•					4	
	art II Information About the Part		6a	Ordinary	dividends			
E	Partner's SSN or TIN (Do not use TIN of a disregare	ded entity. See instructions.)					_	
30-	-1321418		6b	Qualified	l dividends		18	Tax-exempt income and nondeductible expenses
F	Name, address, city, state, and ZIP code for partner entered	d in E. See instructions.					-	nondeductible expenses
GUN	MER INVERSIONES LLC		6c	Dividend	equivalents			
1			<u> </u>	<b>D</b>			-	
84	NE LOOP 410 STE 242		7	Royalties	3			
	NANTONIO, TX 78216						-	
G	General partner or LLC X Limited member-manager member	l partner or other LLC	8	Net short	t-term capital g	jain (loss)		
							19	Distributions
	<b>H</b> ' <b>-</b> '	n partner	9a	Net long-	-term capital g	ain (loss)		
H2	If the partner is a disregarded entity (DE), enter	•					-	
	TIN Name		9b	Collectib	les (28%) gain	(loss)		
11		ORPORATION					20	Other information
12	If this partner is a retirement plan (IRA/SEP/Keogh/	· —	90	Unrecapi	tured section 1	250 gain		
IJ	Partner's share of profit, loss, and capital (see instru Beginning	uctions): Ending		NI-4 4		1)	-	
			10	Net secti	on 1231 gain (	ioss)		
	Profit 2.7500000 %	2.7500000 %		Othering			-	
	Loss 2.7500000 %	2.7500000 %	11		come (loss)			
	Capital 3.2900000 %	4.1500000 %						
	Sale or Exchange of partnership interest. See i							
4	Partner's share of liabilities:	instructions.	12	Section 1	179 deduction		+	Z * STMT Foreign taxes paid or accrued
K1	Beginning	Ending	12	occuon			21	Foreign taxes paid of accided
	Nonrecourse \$	\$	13	Other de	ductions		-	
		Ψ	''	e li le la e				
1	Qualified nonrecourse financing \$	\$	1					
1	Recourse \$	\$	1					
К2	Check this box if item K1 includes liability amounts from low		1					
	Check if any of the above liability is subject to guara	· · <u> </u>	1					
	payment obligations by the partner. See instructions	_	22		e than one act	vitv for at-risk	purpo	oses*
L	Partner's Capital Account Ar	nalysis	23	H			· ·	ivity purposes*
	Beginning capital account \$	97,698	*Se					nal information.
	Capital contributed during the year • • • \$	32,300						
	Current year net income (loss) \$	(8)						
1	Other increase (decrease) (attach explanation) \$	<u>, - , </u>	νl					
1	Withdrawals and distributions • • • • \$ (	)	Ō					
L	Ending capital account \$	129,990	Use Only					
м	Did the partner contribute property with a built-in ga	•	l S					
L	Yes X No If "Yes," attach statement.	See instructions.	For IRS					
N	Partner's Share of Net Unrecognized Section	704(c) Gain or (Loss)	Ъ.					
1	Beginning		1					
	Ending							
For Pa	perwork Reduction Act Notice, see the Instruction	ons for Form 1065. ww	w.irs.go	ov/Form1	065			Schedule K-1 (Form 1065) 2023

Schedule K-1 Supplemental Information	2023 PG01
Partner's name	Partner's ID Number
GUMER INVERSIONES LLC	30-1321418
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
Section L: Current Year Net Income (Los Description	<u>SS)</u> Statement #99 Amount
Ordinary business income (loss)	( <u>8</u> )
Total	(8)

		Changes	; in Ownershi	р	2	023
Partner's name	-				Part	ner's ID Number
GUMER INVERSIO	ONES LLC				30	)-1321418
Name of Partnership					Part	nership's EIN
HYG Real Estat	ce LP				32	2-0673486
Change in Cap:	tal Ownersh	ip :		Number of Day	s Total Nu	umber
	% Held Prior	Change in %		Held Prior	of Day	s in Ownership 🖁
Date of Change	to Change	on Date	Total % Held	to Change	the Tax	Year for Period
01-01-2023 00	3.2900000	000.000000	100.00		365	000.0000000
01-01-2023 00	3.2900000	000.8600000	100.00	1	365	000.0090137
01 01 2025 00	4.1500000	000.0000000	100.00	364	365	004.1386301

		STA	Information	BI Pass-throug Reported in Accordance with Schedule K-1, Line 20, Code	Section 199A-6	Reportin	g			
	hown on return 1 Estate LP		(This page is	e-filed with the return. Includ	e it if paper-filing.)			<b>2023</b> Tax ID Number 32-0673486		
Name(s) as s GUMER I	hown on K1 NVERSIONES	LLC						Tax ID Numb 30-1321		
Line No.	Description	n of Trade or Busines	SS			Taxpayer Identification Number			Aggregated	SSTB
1	HYG Real F	Istate LP				32-06734	36			No
	BER	NO. <u>1</u>	NO	NO	NO.		NO.	NO		
Ordinary Business Income (Loss)		(8)								
Rental Incon	ne (Loss)									
Royalty Inco	me (Loss)									
Section 123	1 Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	tions									
W-2 Wages										
Unadjusted I Immediately Acquisition	Basis After									
Section 199/ (REIT) Divid										

Schedule K-1 Supplemental Infor	mation 2023
Partner's name	Partner's ID Number
GUMER INVERSIONES LLC	30-1321418
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486

The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

	edule K-1	2023	_	_		651123
	m 1065)				Amended K	
Interna	ment of the Treasu <b>@ontrol: 11</b> I Revenue Service For call	endar year 2023, or tax year	Part			Current Year Income,
					· · · · · ·	s, and Other Items
	beginning2023 ending		<b>1</b> Or	dinary business income		14 Self-employment earnings (loss)
	ner's Share of Income, Deduction dits, etc.	•	2 Ne	et rental real estate inco	(1) me (loss)	
	·	See separate instructions.				
Pa	art I Information About the Part	tnership	<b>3</b> Ot	her net rental income (lo	oss)	15 Credits
A	Partnership's employer identification number					
32	-0673486		<b>4a</b> Gi	aranteed payments for	services	
В	Partnership's name, address, city, state, and ZIP co	de				
HY	G Real Estate LP		<b>4b</b> Gi	aranteed payments for	capital	<b>16</b> Schedule K-3 is attached if
						checked • • • • • • • • •
84	NE LOOP 410 STE 242		<b>4c</b> To	tal guaranteed payment	is i	<b>17</b> Alternative minimum tax (AMT) items
	N ANTONIO, TX 78216					
	IRS center where partnership filed return: <b>E</b> - <b>FI</b>		5 Int	erest income		
	Check if this is a publicly traded partnership (PT	,				
	art II Information About the Part		<b>6a</b> Or	dinary dividends		
E	Partner's SSN or TIN (Do not use TIN of a disregard	ded entity. See Instructions.)		alified dividende		10 Toy event income and
	-4204710		6b Qi	alified dividends		18 Tax-exempt income and nondeductible expenses
F	Name, address, city, state, and ZIP code for partner entered	d in E. See instructions.		iden de su instants		
HY	G DEVELOPER LLC		6C DI	vidend equivalents		
				walties		
	NE LOOP 410 STE 242		7 Ro	oyalties		
	$\square \text{ ANTONIO, TX 78216}$			t abort torm conital gain	(1000)	
G	General partner or LLC X Limited member-manager member	d partner or other LLC er	8 Ne	et short-term capital gair	` <i>'</i> ⊢	19 Distributions
H1	Domestic partner	n partner	<b>9a</b> Ne	et long-term capital gain	(loss)	
H2	If the partner is a disregarded entity (DE), enter	r the partner's:				
	TIN Name		<b>9b</b> Co	ollectibles (28%) gain (lo	oss)	
11	What type of entity is this partner?	ORPORATION			:	20 Other information
12	If this partner is a retirement plan (IRA/SEP/Keogh/	etc.), check here	<b>9c</b> Ur	nrecaptured section 125	0 gain	
J	Partner's share of profit, loss, and capital (see instru	,				
	Beginning	Ending	10 Ne	et section 1231 gain (los	s)	
	Profit 1.000000 %	1.0000000 %				
	Loss 1.000000 %	1.0000000 %	<b>11</b> Ot	her income (loss)		
	Capital 1.0000000 %	0.000000 %				
	Check if decrease is due to:					
	Sale or Exchange of partnership interest. See	instructions.	10 5	ation 170 deduction		Z * STMT
K1	Partner's share of liabilities: Beginning	Ending	12 56	ection 179 deduction		21 Foreign taxes paid or accrued
		g	12 01	her deductions	-	
	Nonrecourse \$	φ	13 0			
	Qualified nonrecourse financing \$	\$				
	Recourse \$	\$				
K2	Check this box if item K1 includes liability amounts from low					
КЗ	Check if any of the above liability is subject to guara	· · <u> </u>				
	payment obligations by the partner. See instructions		22	More than one activity	/ for at-risk p	urposes*
L	Partner's Capital Account Ar	nalysis	23	More than one activity		
	Beginning capital account \$	(1)	*See	attached statemer		
	Capital contributed during the year \$	••				
	Current year net income (loss) • • • • \$	(1)				
1	Other increase (decrease) (attach explanation)		, Nu			
1	Withdrawals and distributions • • • • • \$_(	)	Use Only			
	Ending capital account \$	(2)	Us(			
м	Did the partner contribute property with a built-in ga	in (loss)?				
	Yes X No If "Yes," attach statement.	See instructions.	For IRS			
N	Partner's Share of Net Unrecognized Section	704(c) Gain or (Loss)	Ъ			
1	Beginning • • • • • • • • • • • • • \$					
	Ending • • • • • • • • • • • • \$					
For Pa	aperwork Reduction Act Notice, see the Instruction	ons for Form 1065. ww	/w.irs.gov/	Form 1065		Schedule K-1 (Form 1065) 2023

Schedule K-1 Supplemental Information	2023 PG01
Partner's name	Partner's ID Number
HYG DEVELOPER LLC	38-4204710
Name of Partnership	Partnership EIN
HYG Real Estate LP	32-0673486
<u>Section L: Current Year Net Income (Los</u> <u>Description</u> Ordinary business income (loss)	<u>S)</u> Statement #99 <u>Amount</u> (1)
Total	/

		Changes	s in Ownershi	p	2	023		
Partner's name	-			_	Part	Partner's ID Number		
HYG DEVELOPER	IYG DEVELOPER LLC							
Name of Partnership	ame of Partnership							
HYG Real Estat	e LP				32	2-0673	486	
Change in Capi	tal Ownersh	ip :		Number of Day	s Total Nu	umber		
	% Held Prior	Change in %		Held Prior	of Day	s in	Ownership 🖁	
Date of Change	to Change	on Date	Total % Held	to Change	the Tax	Year	for Period	
01-01-2023 00	1.0000000	000.0000000	100.00		365	000	. 0000000	
01-01-2023 00	1.0000000	-001.0000000	100.00	1	365	000	.0027397	
	0.000000	000.000000	100.00	364	365	000	.0000000	

 
 Ownership % for period =
 Change in % on Date Total % Held
 X
 No. of Days Held Prior to Change Total No. of Days in the Tax Year

		STA	TEMENT A - QI	BI Pass-throug	h Entity F	Reportin	g			
			Information I	Reported in Accordance with	Section 199A-6	-	•			
				Schedule K-1, Line 20, Code				2023		
Name(s) as s	hown on return		(This page is	e-filed with the return. Includ	e it if paper-filing.)			Tax ID Number		
	l Estate LP	,						32-0673		
Name(s) as s	hown on K1							Tax ID Numb	er	
HYG DEV	ELOPER LLC					<b>.</b>		38-4204710		
1.5	Description	n of Trade or Busines				1	dentification	PTP	A	OOTD
Line No. 1	HYG Real H		5			Number 32-0673486			Aggregated	SSTB
<b>⊥</b>	HIG Real H	Istate LP				32-06/340	50			No
	-									
	BER	NO. <u>1</u>	NO	NO	NO.		NO		NO	
Ordinary Bus	siness									
Income (Los	ss)	(1)								
Rental Incon	ne (Loss)									
Royalty Inco	me (Loss)									
Section 123	1 Gain (Loss)									
Other Incom	e (Loss)									
Section 179										
Other Deduc	ctions									
W-2 Wages										
Unadjusted I Immediately Acquisition	Basis After									
Section 199/										
(REIT) Divid	ends									

Schedule K-1 Supplemental Information	2023
Partner's name	Partner's ID Number
HYG DEVELOPER LLC	38-4204710
Name of Partnership	Partnership EIN
HYG Real Estate I.P	32-0673486

#### **Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

A request for a Schedule K-3 is time sensitive and should be made as soon as possible.

	7	Λ	Λ	Λ
Form		U	U	-

(Rev. December 2018)

## Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

OMB No. 1545-0233

	nt of the Treasury evenue Service			pplication for each return. for instructions and the latest informatio	n	
	Name				Identifying n	umber
Duint		Real Estate LP				673486
Print						
or	Number, stre	et, and room or suite no. (If P.O. box, s	ee instructions.)	)		
Туре	84	NE LOOP 410 STE 242				
	•	•	, enter city, provi	ince or state, and country (follow the country's pra	actice for enteri	ng postal code).)
Neter		ANTONIO, TX 78216				
Part		ension by the due date of the retur		tions before completing this form. come Tax, Information, and Oth	or Doturr	Soc instructions
				plication is for		
					<u></u>	· · · · · · ·   0   9     Form
Applic Is For:			Form Code	Application Is For:		Code
	706-GS(D)		01	Form 1120-ND (section 4951 taxe		20
	06-GS(T)		01	Form 1120-PC	5)	20
	( )	actata anly)	02	Form 1120-POL		21
	041 (bankruptcy					
		r than a bankruptcy estate)	04	Form 1120-REIT		23
	041 (trust)		05	Form 1120-RIC		24
Form 1			06	Form 1120S		25
	041-QFT		07	Form 1120-SF		26
Form 1			08	Form 3520-A		27
Form 1			09	Form 8612		28
Form 1			11	Form 8613		29
Form 1			12	Form 8725	30	
Form 1			34	Form 8804	31	
Form 1			15	Form 8831	32	
	120-FSC		16	Form 8876		33
Form 1			17	Form 8924		35
Form 1			18	Form 8928		36
	120-ND		19			
Part		Must Complete This Par				
2				ave an office or place of business in t		
3				ent of a group that intends to file a co		
Ŭ		-	-			_
				and employer identification number (E		
	covered by this a	•	e, autress, a			
4	•		hin that aug	lifies under Regulations section 1.608	1.5 chock	here 🕨 🗖
4 5a	-	is for calendar year 20 23	•	÷	d ending	, 20 .
		If this tax year is less than 12			Final re	
D D	<b>—</b> -					
		ccounting period L Consc	olidated retur	rn to be filed Dother (See instr	uctions-atta	ach explanation.)
6	Tentative total ta	х			. 6	0
7	Total payments	and credits. See instructions			. 7	0
8	Balance due. S	ubtract line 7 from line 6. See	instructions		. 8	0
For Priv		rwork Reduction Act Notice, see			<u> </u>	Form 7004 (Rev. 12-2018)
EEA	-					. ,

## E-file Authorization for Form 1065

(For return of partnership income or administrative adjustment request)

ERO must obtain and retain completed Form 8879-PE.

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0)

Department of the Treasury				
Internal Revenue Service For calendar year 2023, or tax year beginning , 2023, and ending		, 20		
Name of partnership			Employer identifica	tion number
HYG Real Estate	LP		32-0673486	
Part I Form 10	65 Information (Whole dollars only)			
1 Gross receipts o	r sales less returns and allowances (Form 1065, line 1c)			1
2 Gross profit (For	m 1065, line 3) • • • • • • • • • • • • • • • • • •		[	2
3 Ordinary busines	ss income (loss) (Form 1065, line 23) • • • • • • • •		[	3 (28
4 Net rental real es	state income (loss) (Form 1065, Schedule K, line 2)		[	4
5 Other net rental	income (loss) (Form 1065, Schedule K, line 3c)			5
Part II Declarat	ion and Signature Authorization of Partner or	Member or Partnership	Representative	9
I declare under penal	ties of perjury that:			

- 1a. If the Form 1065 is being transmitted as part of a return of partnership income, I am a partner or member of the named partnership.
- b. If the Form 1065 is being transmitted as part of an administrative adjustment request (AAR), I am the partnership representative (PR) of the named partnership.
- 2. I have examined a copy of the partnership's electronic Form 1065 (whether used as return or AAR) and accompanying forms, schedules, and statements, and to the best of my knowledge and belief, it/they is/are true, correct, and complete.
- 3. I am fully authorized to sign the return or AAR on behalf of the partnership.
- 4. The amounts shown in Part I above are the amounts shown on the electronic copy of the partnership's Form 1065.
- 5. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to transmit the partnership's return or AAR to the IRS and to receive from the IRS (a) an acknowledgment of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return or AAR.
- 6. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income or AAR.

#### Partner or Member or PR PIN: check one box only

	l authorize	to er	nter my PIN		as my signature
	ero on the partnership's 2023 electronica	irm name ally filed return of partnership income		on't enter all zeros	5
X	As a Partner or Member or PR of the electronically filed return of partners		my signature on th	ne partnersh	iip's 2023
Partner o	or Member or PR signature:	s Gaiza		2	3/02/24
Title: 1	<b>MEMBER</b>			Date:	02-23-2024
Part III	Certification and Authentication				
ERO's E	FIN/PIN. Enter your six-digit EFIN follo	wed by your five-digit self-selected F	21N. <u>7067</u>	7 <u>61 426</u> Don't enter	
AAR for t 3112, IRS	hat the above numeric entry is my PIN the partnership indicated above. I confi S <i>e-file</i> Application and Participation, a ess Returns.	rm that I am submitting this return or	AAR in accordan	nce with the	requirements of <b>Pub.</b>
ERO's si	gnature: <u>sara crawford</u>		Date: <u>0</u> ;	2-23-2024	<u>i</u>
		lust Retain This Form - See Ins his Form to the IRS Unless Re		So	

For Paperwork Reduction Act Notice, see instructions. EEA

Form 8879-PE (2023)

Federal Supporting Statements	<b>2023</b> PG01
•• •	Tax ID Number
LP	32-0673486
Form 1065 - Line 21 - Other Deductions	Statement #4
	Federal Supporting Statements

Bank Charges Legal and professional

### Total

\_\_\_\_\_280

190

Schedule M-2/Partners'	<b>Capital Reconciliation</b>	n Worksheet
------------------------	-------------------------------	-------------

For	Form 1065 (Keep for your records)		2023
Name	s) as shown on return		Tax ID Number
HYG	Real Estate L	P	32-0673486
		Analysis of Current-Year Partners' Capital	
1	Beginning partners' c	apital per balance sheet (Schedule L, column b, line 21)	2,967,617
2	Book income (loss) (	Schedule M-1, line 1, or Schedule M-3, page 1, line 11)	(280)
3	Capital contributions	during the year (Schedule K-1, Item L)	167 300
4	Other increases (Sch	under M-2, line 4)	
5	Distributions (Schedu	lle K, lines 19A and 19B)	
6		er decreases (Schedule M-2, line 7)	
7		nes 1 through 6)	
		ital per balance sheet (Schedule L, column d, line 21)	
9	Difference (line 7 m	inus line 8) (should be zero)	
	Current-Year Chang	ge to Partners' Capital Compared to Current-Year Change to Schedule K, Item L (All Partners)	
1	Ending partners' can	ital (Schedule L, column d, line 21)	2 124 627
	Beginning partners cap	apital (Schedule L, column b, line 21)	3,134,037
2		e 1 minus line 2)	
	Change in capital (iin	(1)	167,020
4	Ending partners' capi	ital (Schedules K-1, item L) · · · · · · · · · · · · · · · · · ·	3,134,637
5	Beginning partners' c	apital (Schedules K-1, item L)	2,967,617
6	Difference (line 4 min	ius line 5) · · · · · · · · · · · · · · · · · ·	167,020
8 9	Subtractions from ne Other income record Depreciation on Sche Other Schedule K ite Total subtractions (lin	g Adjustments from Schedule M-1 Screen (K-1 accounting method other than GAAP)         t income per books (Schedule M-1, lines 5 and 6 - not included on Schedule M-2, line 3)         ed on books not included on Schedule K         edule K not included on books         ms not included on books         es 7 through 9)         me per books (Schedule M-1, lines 2 and 3 - not included on Schedule M-2, line 3)	_
11		Schedule K not recorded on books	
		s not included on Schedule K	
		s not included on Schedule K	
		12 through 13)	
15	Schedule M-1 timing	adjustments not included on Schedule M-2, lines 3, 4, and 7 (combine lines 10 and 14) 15	
16 17	Permanent or tempor on line 16 and line 17 Permanent difference Temporary difference	g Adjustments from Schedule M-3 Screens (K-1 accounting method other than GAAP) rary book-to-tax difference amounts entered on the M32, M33, 8916A, and SCH3 screens appear as opposite of the actual entries. For example, an entry of -100 would appear as 100. es	_
		adjustments not included on Schedule M-2 (combine lines 16 and 17)	
		M-3 timing adjustments (add lines 6 & 18)	
21	Net reconciliation d	ifference (line 3 minus Line 19 or 20)	

## **Capital Account Reconciliation**

Schedule K-1, Part II, Item L

(Keep for your records)

**2023** Page 1

Tax ID Number

#### 32-0673486 HYG Real Estate LP Beginning Capital **Current Year** Other Withdrawals Ending Partner Name Capital Contributed Net Income Increase and Capital Account **During Year** Distributions Account (Loss) (Decrease) EGI HOMES LLC 129,998 (8) 129,990 GINKGO LIVING LLC 639,989 (38) 639,951 ARSAN INVESTMENTS PROMOTER LLC 584,990 (35) 584,955 149,970 149,869 HYG INVESTMENTS LLC (101)RODHER USA LLC 519,991 (31) 519,960 389,993 389,970 ESAI PROJECTS LLC (23) JORGE VILLAFUENTE JUAREZ 159,996 40,000 (12)199,984 94,998 35,000 (8) 129,990 PSG INNOVATION AND CONSTRUCTIO ARLO INVERSIONES LLC 199,995 60,000 (15)259,980 GUMER INVERSIONES LLC 97,698 32,300 (8) 129,990 HYG DEVELOPER LLC (1) (1) (2) (280)3,134,637 TOTALS 2,967,617 167,300

Name(s) as shown on return

	Summary of Change in Ownership					2	2023	
	(This pa	ge is not filed with the	return. It is for your re	ecords only.)				
PARTNERSHIP NAME HYG Real Estate LP		1	<b>EIN</b> 32-067	<b>EIN</b> 32-0673486				
Partner Information		% Profit		% Loss		% Capital		
Name	EIN/SSN	Beginning	Ending	Beginning	Ending	Beginning	Ending	
EGI HOMES LLC GINKGO LIVING LLC	35-2772298 38-4219533	002.7500000 013.5000000	002.7500000 013.5000000	002.7500000 013.5000000	002.7500000 013.5000000	004.3800000 021.5600000	004.1500000 020.4100000	
ARSAN INVESTMENTS PROMOTER LLC	36-5013729	012.3500000	012.3500000	012.3500000	012.3500000	019.7100000	018.6600000	
HYG INVESTMENTS LLC	37-2027793	035.9700000	035.9700000	035.9700000	035.9700000	005.0500000	004.7800000	
RODHER USA LLC	36-5005654	010.9800000	010.9800000	010.9800000	010.9800000	017.5200000	016.5900000	
ESAI PROJECTS LLC	37-2040580	008.2400000	008.2400000	008.2400000	008.2400000	013.1400000	012.4400000	
JORGE VILLAFUENTE JUAREZ	700-52-1177	004.2200000	004.2200000	004.2200000	004.2200000	005.3900000	006.3800000	
PSG INNOVATION AND CONSTRUCTION LLC	36-5031382	002.7500000	002.7500000	002.7500000	002.7500000	003.2000000	004.1500000	
ARLO INVERSIONES LLC	35-2770287	005.4900000	005.4900000	005.4900000	005.4900000	006.7400000	008.2900000	
GUMER INVERSIONES LLC	30-1321418	002.7500000	002.7500000	002.7500000	002.7500000	003.2900000	004.1500000	
HYG DEVELOPER LLC	38-4204710	001.0000000	001.0000000	001.0000000	001.0000000	001.0000000	000.0000000	
Total Percentages		100.000000	100.0000000	100.0000000	100.000000	100.9800000	100.000000	

## **Qualified Business Income Information**

Summary of Statement A - QBI PTE Reporting

(Keep for your records)

2023

Name(s) as sh	hown on return							Tax ID	Number		
HYG Real	l Estate LP							32-0673	486		
Line No.	Description	n of Trade or Busines	S				dentification mber	PTP	Aggregated	SSTB	
1	HYG Real H		-			32-06734			7 iggi egatea	No	
<u> </u>	HIG Real F	istate Ir				52-00/340	50			NO	
					1		1				
	BER	NO. <u>1</u>	NO	NO	NO.		NO.		NO.	D	
Ordinary Bus Income (Los		(280)									
Rental Incom	ne (Loss)										
Royalty Incor	me (Loss)										
Section 1231	Gain (Loss)										
Other Income	e (Loss)										
Section 179											
Other Deduct	tions										
W-2 Wages											
Unadjusted E Immediately Acquisition	Basis After										
Section 199A											
			1	1	+		1		1		

HYG Real Estate LP

Partnership

## K-1 Listing

2023

#### (This page is not filed with the return. It is for your records only.)

EIN 32-0673486

#### PARTNER Ordinary Rental Guaranteed % Profit Type % Loss % Capital Income Income Payments Res Name EIN/SSN (Line 1) (Line 2+3) (Line 4) State EGI HOMES LLC 35-2772298 CRP 002.7500000 002.7500000 004.1500000 (8) GINKGO LIVING LLC 38-4219533 CRP 013.5000000 013.5000000 020.4100000 (38) ARSAN INVESTMENTS PROMOTER 36-5013729 CRP 012.3500000 012.3500000 018.6600000 (35) 035.9700000 035.9700000 HYG INVESTMENTS LLC 37-2027793 CRP 004.7800000 (101) 010.9800000 010.9800000 016.5900000 RODHER USA LLC 36-5005654 CRP (31)ESAI PROJECTS LLC 37-2040580 CRP 008.2400000 008.2400000 012.4400000 (23)JORGE VILLAFUENTE JUAREZ 700-52-1177 IND 004.2200000 004.2200000 006.3800000 (12)002.7500000 002.7500000 PSG INNOVATION AND CONSTRUC 36-5031382 CRP 004.1500000 (8) 35-2770287 005.4900000 005.4900000 008.2900000 (15) ARLO INVERSIONES LLC CRP GUMER INVERSIONES LLC 30-1321418 CRP 002.7500000 002.7500000 004.1500000 (8) 38-4204710 001.0000000 001.0000000 HYG DEVELOPER LLC CRP 000.0000000 (1) 100.0000000 100.0000000 100.0000000 (280)Totals

Form 1065			K-K1	Compa	rison
				(Keep for	your reco
PARTNERSHIP NAME HYG Real Estate LP					
	**-***22	98	**-***9533	**-***	3729
Description	EGI HOME	S LLC	GINKGO LIVING	ARSAN	INVES
k Ordinary business inc	(loss)	(8)	(38)		(3

otion	EGI	HOMES		GINKGO		ARSAN		EHYG I		TRODHER USA L			JORGE	
siness income (loss)			(8)		(38)		(35)		(101)	(31)		(23)		(12)
	1			1							1			

ison Worksheet

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our records)

\*\*\*-\*\*-1177

32-0673486

EIN

\*\*-\*\*\*0580

\*\*-\*\*\*5654

PARTNERSHIP NAME	Form 1065	
	PARTNERSHIP NAME	-
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Earm 4065

					32-0673486
	**-***1382	**-***0287	**-***1418	**-***4710	•
Description	PSG INNOVATION	ARLO INVERSIO	NGUMER INVERSI	<b>OHYG DEVELOPER</b>	Total
Ordinary business income (loss)	(8)	(15)	(8)	(1)	(28
					1

(Keep for your records)

EIN

~ ~ ~		_							o. 1545-	0150
Form 28	848		ower of					For IF	RS Use	Only
(Rev. January 20		and Decla	ration o	t Repr	resentative			Received by		
Department of the Internal Revenue	Service	Go to www.irs.gov/Fo	rm2848 for i	nstructio	ns and the latest	information.				
Part I	Power of	of Attorney						Name		
	Caution: A	separate Form 2848 must be complete	ed for each ta	axpayer. F	orm 2848 will not b	e honored		Telephone		
	for any pu	pose other than representation before t	he IRS.					Function _		
1 Taxpay	yer informa	tion. Taxpayer must sign and date this f	form on page	2, line 7.	I			Date	1	1
Taxpayer nan					Taxpayer identific	ation number	(s)			
HYG Real	Estate	LP								
84 NE LOO					32-0673486					<u>,</u>
SAN ANTO	NIO TX 7	8216			Daytime telephor		Pian r	number (if ap	рпсарі	e)
hereby appoi	nte the follow	ving representative(s) as attorney(s)-in-	fact		(210) 728-38	34				
• • • •		must sign and date this form on page 2								
Name and ad		mast sign and date this form on page 2	, r arcn.		CAF No.					
SARA CRAI					PTIN	P002	49911		-	
84 NE LOO		TE 252			Telephone N		)618-59	21	-	
SAN ANTO	NIO TX 7	8216			Fax No.	(888)	)811-43	55	-	
Check if to b	e sent cop	es of notices and communications		Check	if new: Address		one No.		x No.	
Name and ad	ldress				CAF No.					
					PTIN					
					Telephone N	0				
			_		Fax No.	_			_	_
Check if to b	e sent cop	es of notices and communications		Check	if new: Address	Teleph	one No.	Fa	ix No.	
Name and ad	ldress				CAF No.					
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					Telephone N	0				
	ando notiooo	and communications to only two repres	ontotivos )	Chaole	Fax No.	Talank	one No.		IX No.	7
Name and ad		and communications to only two repres	sentatives.)	Check	if new: Address CAF No.			_	IX NO.	
	101655				PTIN					
					Telephone N	•				
					Fax No.					
(Note: IRS se	ends notices	and communications to only two repres	entatives.)	Check	if new: Address	Teleph	one No.	Fa	IX No.	٦
•		before the Internal Revenue Service an	•	-						
inspect i represei	my confiden	bu are required to complete line 3). Ep tial tax information and to perform acts I all have the authority to sign any agreer In a return)	I can perform	with resp	ect to the tax matte	ers described	below. For	example, m	у	
		Income, Employment, Payroll, Excise, E	Estate, Gift,							
Whistlet	olower, Prac	titioner Discipline, PLR, FOIA, Civil Pena	alty, Sec.	(4040	Tax Form Num		. ,	r Period(s) (	•••	cable)
4980	H Shared R	esponsibility Payment, etc.) (see instruc	tions)	(1040,	941, 720, etc.) (if	applicable)	(	see instructi	ons)	
INCOME TA	AX			1065			2023			
CAF, c	check this be	ecorded on the Centralized Authoriza x. See Line 4. Specific Use Not Record	led on CAF ir	the instru	ictions					•
instruct	tions for line			cords via	an Intermediate Se			owing acts (	see	
-										
∐ Otł	her acts aut	horized:								

Form	2848 (Rev. 0	1-2021) <b>HYG Real</b>	Estate LP		32-0673486	Page <b>2</b>
b	Specific a	ects not authorized. M	y representative(s) is (are) not aut	horized to endorse or oth	nerwise negotiate any check (including di	recting or
	accepting	payment by any means	, electronic or otherwise, into an a	account owned or control	lled by the representative(s) or any firm o	or other
	entity with	whom the representativ	ve(s) is (are) associated) issued b	y the government in resp	pect of a federal tax liability.	
	List any ot	her specific deletions to	the acts otherwise authorized in	this power of attorney (se	ee instructions for line 5b):	
6					tomatically revokes all earlier power(s) of	
	-				covered by this form. If you do not wan	t to
	•	orior power of attorney,				🕨 📋
			Y OF ANY POWER OF ATT			
7			,	,	was filed, each spouse must file a separ officer, partner, guardian, tax matters par	
					histrator, trustee, or individual other than t	
	•		authority to execute this form on t			
	► IF NO	T COMPLETED, SI	GNED, AND DATED, THE IF	RS WILL RETURN T	HIS POWER OF ATTORNEY TO T	HE TAXPAYER.
		Carlos Gar.	za 23/02	2/24		
		Signature		Date	Title (if applicable)	
		CG				
		$\mathcal{O}\mathcal{J}$	H	YG Real Estate I	LP	
		Print Name		Print name o	f taxpayer from line 1 if other than individ	ual
Pai	rt II De	claration of Repr	esentative			
Unde	r penalties of	perjury, by my signatur	e below I declare that:			
• la	am not curren	tly suspended or disbar	red from practice, or ineligible for	practice, before the Inter	nal Revenue Service;	
• la	am subject to	regulations in Circular 2	230 (31 CFR, Subtitle A, Part 10),	as amended, governing	practice before the Internal Revenue Ser	vice;
• la	am authorized	to represent the taxpage	yer identified in Part I for the matte	er(s) specified there; and		
• la	am one of the	following:				
а	Attorney - a	a member in good stand	ling of the bar of the highest court	of the jurisdiction shown	1 below.	
b	Certified Pu	ublic Accountant - a hole	der of an active license to practice	as a certified public acc	ountant in the jurisdiction shown below.	
с	Enrolled Ag	jent - enrolled as an ag	ent by the IRS per the requiremen	ts of Circular 230.		
d	Officer - a b	oona fide officer of the t	axpayer organization.			
е	Full-Time E	mployee - a full-time er	nployee of the taxpayer.			
f	Family Mer	nber - a member of the	taxpayer's immediate family (spor	use, parent, child, grand	parent, grandchild, step-parent, step-child	d, brother, or sister).
g	Enrolled Ac	tuary - enrolled as an a	ctuary by the Joint Board for the E	Enrollment of Actuaries u	nder 29 U.S.C. 1242 (the authority to pra	ctice before
	the IRS is l	imited by section 10.3(c	l) of Circular 230).			
h	Unenrolled	Return Preparer - Auth	ority to practice before the IRS is I	limited. An unenrolled ref	turn preparer may represent, provided the	e preparer (1)
	prepared a	nd signed the return or	claim for refund (or prepared if the	ere is no signature space	on the form); (2) was eligible to sign the	return or
	claim for re	fund; (3) has a valid PT	IN; and (4) possesses the require	d Annual Filing Season F	Program Record of Completion(s). See S	pecial Rules
	and Requi	rements for Unenrolle	d Return Preparers in the instru	ctions for additional in	formation.	
k	Qualifying S	Student or Law Graduat	e - receives permission to represe	ent taxpayers before the	IRS by virtue of his/her status as a law, b	ousiness, or
	accounting	student, or law graduat	e working in a LITC or STCP. See	e instructions for Part II fo	or additional information and requirement	s.
r	Enrolled Re	etirement Plan Agent - e	enrolled as a retirement plan agen	t under the requirements	of Circular 230 (the authority to practice	before the
		venue Service is limited	, , , , , , , , , , , , , , , , , , , ,			
					GNED, AND DATED, THE IRS WIL	L RETURN THE
			PRESENTATIVES MUST SIG		•	
Note	: For designa	tions d-f, enter your title	, position, or relationship to the tax	kpayer in the "Licensing j	urisdiction" column.	
De	signation -	Licensing jurisdiction	Bar, license, certification,			
	sert above	(State) or other	registration, or enrollment		Signature	Date
le	etter <b>(a-r).</b>	licensing authority	number (if applicable)		0	
		(if applicable)				

Form 8821

(Rev. January 2021)

Department of the Treasury Internal Revenue Service **Tax Information Authorization** 

► Go to www.irs.gov/Form8821 for instructions and the latest information.

 Don't sign this form unless all applicable lines have been completed.
 Don't use Form 8821 to request copies of your tax returns or to authorize someone to represent you. See instructions. OMB No. 1545-1165
For IRS Use Only
Received by:
Name
Telephone
Function
Date

1	Taxpaver information.	Taxpaver must sign and date this form on line 6.

Taxpayer name and address	Taxpayer identification number(	s)
HYG Real Estate LP		
84 NE LOOP 410 STE 242	32-0673486	
SAN ANTONIO TX 78216	Daytime telephone number	Plan number (if applicable)
	(210) 728-3834	

2 Designee(s). If you wish to name more than two designees, attach a list to this form. Check here if a list of additional designees is attached **>** 

Name and address	CAF No.			
SARA CRAWFORD	PTIN	P00249911		
84 NE LOOP 410 STE 252	Telephone No.	(210)618-5	921	
SAN ANTONIO TX 78216	Fax No.	(888)811-4	355	
Check if to be sent copies of notices and communications	Check if new:	Address	Telephone No.	Fax No. 🗌
Name and address	CAF No.			
	PTIN			
	Telephone No.			
	Fax No.			
Check if to be sent copies of notices and communications	Check if new:	Address	Telephone No.	Fax No. 🗌

**3** Tax information. Each designee is authorized to inspect and/or receive confidential tax information for the type of tax, forms, periods, and specific matters you list below. See the line 3 instructions.

By checking here, I authorize access to my IRS records via an Intermediate Service Provider.

<b>(a)</b> Type of Tax Information (Income, Employment, Payroll, Excise, Estate, Gift, Civil Penalty, Sec. 4980H Payments, etc.)	<b>(b)</b> Tax Form Number (1040, 941, 720, etc.)	(c) Year(s) or Period(s)	(d) Specific Tax Matters
INCOME TAX	1065	2023	
4 Specific use not recorded on Central specific use not recorded on CAF, check	· · · · ·		· · · · · · · · · · · · · · · · · · ·
<ul> <li>5 Retention/revocation of prior tax info isn't checked, the IRS will automatically box and attach a copy of the tax inform To revoke a prior tax information author</li> </ul>	rmation authorizations. If the line 4 revoke all prior tax information author ation authorization(s) that you want to	box is checked, skip this line. If the line rizations on file unless you check the li o retain	e 4 box ne 5

**6 Taxpayer signature.** If signed by a corporate officer, partner, guardian, partnership representative (or designated individual, if applicable), executor, receiver, administrator, trustee, or individual other than the taxpayer, I certify that I have the legal authority to execute this form with respect to the tax matters and tax periods shown on line 3 above.

#### ▶ IF NOT COMPLETED, SIGNED, AND DATED, THIS TAX INFORMATION AUTHORIZATION WILL BE RETURNED.

#### ▶ DON'T SIGN THIS FORM IF IT IS BLANK OR INCOMPLETE.

Carlos Garza

Signature

Print Name

Title (if applicable)

Date

23/02/24

# eSignature - Certificate of Completion

Document id:	F5DV67P6
Signatures:	5
Initials:	2
Signature originator:	Dulce Valadez (dulce@correacrawford.com)
Originator IP address:	136.50.19.165
Time zone:	UTC
Document pages:	86

# Signers

Signer:Carlos Garza<br/>carlosegarza@gmail.comIP address:200.68.167.29User id:FWST1MB8VTimestamp:Sent - 23/02/2024 11:51 PM<br/>Opened - 24/02/2024 12:55 AM<br/>Signed - 24/02/2024 12:59 AM

Signature Carlos Garza Carlos Garza

Initials CG CG