

FOR TAX YEAR 2022

HYG REAL ESTATE LP

CORREA CRAWFORD & ASSOCIATES, LLC

84 NE LOOP 410 STE 252

San Antonio, TX 78216

(210) 618-5921

**2022 Filing Instructions
HYG Real Estate LP
Tax year ending 12-31-2022**

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:

09-15-2023

The return reflects neither a refund nor a balance due.

**7004 Filing Instructions
HYG Real Estate LP
Tax year ending 12-31-2022**

Form filed:

Form 7004

Filing method:

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

Due date:

03-15-2023

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

April 07, 2023

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

Subject: Preparation of 2022 Tax Returns

CARLOS GARZA:

Thank you for choosing CORREA CRAWFORD & ASSOCIATES, LLC to assist with the 2022 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 2022 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 2022 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

10/04/23

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

April 07, 2023

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

HYG Real Estate LP:

Enclosed is the 2022 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

April 07, 2023

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

**Partnership
Diagnostic Summary**

2022

Name
HYG Real Estate LP

Employer Identification #
32-0673486

Demographics

Mailing Address: 84 NE LOOP 410 STE 242
SAN ANTONIO, TX 78216

Phone: (210) 728-3834

Resident State: TX

Diagnostics

Preparer: SARA CRAWFORD

Invoice:

Date: 04-07-2023

Return Information

Item on Return	2022 Federal	2021 Federal (If available)
Total Assets	2,968,117	
Number of Partners	10	
Gross Receipts/Sales		
Total Income		
Total Deductions	83	
Ordinary Income	(83)	
Total Equity	2,967,617	

State/City Information

<u>State/City</u>	<u>Gross Income</u>	<u>Taxable Income</u>	<u>Composite Tax</u>	<u>Other Tax</u>	<u>Refund/ (Balance Due)</u>
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**1065 TAX RETURN COMPARISON
2020 / 2021 / 2022**

2022

(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
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	2020 FEDERAL	2021 FEDERAL	2022 FEDERAL	DIFFERENCE BETWEEN 2021 & 2022
Income				
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				
Other income				
Total income				
Deductions				
Salaries and wages				
Guaranteed payments to partners				
Repairs and maintenance				
Bad debts				
Rents				
Taxes and licenses				
Interest				
Depreciation from Form 4562				
Depreciation claimed elsewhere				
Net depreciation				
Depletion				
Pension, profit-sharing				
Employee benefits				
Other deductions			83	83
Total deductions			83	83
Ordinary business income(loss)			(83)	(83)

SCHEDULE K - Partner's Share Items

Income				
Ordinary business income (loss)			(83)	(83)
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				

2020 2021 2022 DIFFERENCE

**1065 TAX RETURN COMPARISON
2020/ 2021 / 2022**

2022

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

Page 2

Name(s) as shown on return HYG Real Estate LP	Identifying number 32-0673486
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	2020 FEDERAL	2021 FEDERAL	2022 FEDERAL	DIFFERENCE BETWEEN 2021 & 2022
Self-Employment				
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				
Foreign Transactions				
Gross income from all sources				
Gross income sourced at partner level				
Foreign gross income sourced at partnership				
Passive				
General categories				
Other limitation				
Deductions allocated and apportioned at partner level				
Interest expense				
Other				
Ded allocated / apportioned at ptr level to foreign source inc.				
Passive				
General categories				
Other limitation				
Total foreign taxes paid or accrued				
Reduction in taxes available for credit				
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				

RESIDENT STATE				
Taxable income				
Total tax				
Overpayment				
Balance due				

2020 2021 2022 DIFFERENCE

1065EF

EF Transmission Status

2022

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

Name(s) as shown on return

EIN number

HYG Real Estate LP

32-0673486

The following will be transmitted to the IRS.

1065 7004 Amended/ Superseded FinCEN 114

The following state returns will be transmitted:

The following returns have been suppressed or are not eligible and will NOT be transmitted.

EF Notes

**Acknowledgement and General Information for
Entities That File Returns Electronically**

2022

Name(s) as shown on return

HYG Real Estate LP

Employer Identification Number

****-***3486**

Entity address

84 NE LOOP 410 STE 242

SAN ANTONIO, TX 78216

Thank you for participating in IRS e-file.

1. 2022 **7004-09** income tax return for **Federal** was filed electronically.
The electronic filing services were provided by **CORREA CRAWFORD & ASSOCIATES, LLC**.
2. **7004-09** income tax return was accepted on **03-06-2023** using a Personal Identification Number (PIN) as an electronic signature. The entity entered a PIN or authorized the Electronic Return Originator (ERO) to enter or generate a PIN signature.
The submission ID assigned to this return is **7067612023065mvmacdm**.

**PLEASE DO NOT SEND A PAPER COPY OF ENTITY'S RETURN TO THE
IRS. IF YOU DO, IT WILL DELAY THE PROCESSING OF THE RETURN.**

U.S. Return of Partnership Income

For calendar year 2022, or tax year beginning _____, 2022, ending _____, 20 _____.

2022

Department of the Treasury Internal Revenue Service

Go to www.irs.gov/Form1065 for instructions and the latest information.

Header section containing partnership name (HYG Real Estate LP), employer ID number (32-0673486), date business started (10-27-2021), and total assets (\$2,968,117).

Check applicable boxes for initial return, final return, name change, address change, amended return, and accounting method (Accrual).

Main table with 30 rows for Income, Deductions, and Tax and Payment. Includes sub-rows 1a, 1b, 16a, 16b.

Signature section for Carlos E Garza Herrera, dated 10/04/23, with a declaration of accuracy.

Paid Preparer section for Sara Crawford, Preparer's name, signature, date, and firm information (CORREA CRAWFORD & ASSOCIATES, LLC).

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:				Yes	No
a <input type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership				
c <input checked="" type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other:				
2 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
3 At the end of the tax year, did the partnership:					
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below					X
(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock		
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital	
4 Does the partnership satisfy all four of the following conditions?				Yes	No
a The partnership's total receipts for the tax year were less than \$250,000.					
b The partnership's total assets at the end of the tax year were less than \$1 million.					
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.					
d The partnership is not filing and is not required to file Schedule M-3 If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1.					X
5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?					X
6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					X
7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					X
8 At any time during calendar year 2022, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country					X
9 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions					X
10a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.					X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions					X
c Is the partnership required to adjust the basis of partnership assets 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," attach a statement showing the computation and allocation of the basis adjustment. See instructions					X

Schedule B Other Information (continued)

	Yes	No
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) <input type="checkbox"/>		
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?		X
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 0		
16 a Did you make any payments in 2022 that would require you to file Form(s) 1099? See instructions		X
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 Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		X
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 If "Yes," enter the total amount of the disallowed deductions \$		X
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		X
24 Does the partnership satisfy one or more of the following? See instructions a 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 \$27 million and the partnership has business interest expense. c The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		X
25 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 15 \$		X
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?		X
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 Reserved for future use		
30 Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions 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.		X

Designation 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 CARLOS GARZA	
U.S. address of PR 84 NE LOOP 410 STE 242 SAN ANTONIO TX 78216	U.S. phone number of PR (210) 728-3834
If the PR is an entity, name of the designated individual for the PR	
U.S. address of designated individual	U.S. phone number of designated individual

Schedule K		Partners' Distributive Share Items		Total amount	
Income (Loss)	1	Ordinary business income (loss) (page 1, line 22)		1	(83)
	2	Net rental real estate income (loss) (attach Form 8825)		2	
	3a	Other gross rental income (loss)	3a		
	b	Expenses from other rental activities (attach statement)	3b		
	c	Other net rental income (loss). Subtract line 3b from line 3a		3c	
	4	Guaranteed payments: a Services 4a b Capital 4b			
	c	Total. Add lines 4a and 4b		4c	
	5	Interest income		5	
	6	Dividends and dividend equivalents: a Ordinary dividends		6a	
		b Qualified dividends 6b c Dividend equivalents 6c			
	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)	9b			
c	Unrecaptured section 1250 gain (attach statement)	9c			
10	Net section 1231 gain (loss) (attach Form 4797)		10		
11	Other income (loss) (see instructions) Type:		11		
Deductions	12	Section 179 deduction (attach Form 4562)		12	
	13a	Contributions		13a	
	b	Investment interest expense		13b	
	c	Section 59(e)(2) expenditures: (1) Type: (2) Amount:		13c(2)	
	d Other deductions (see instructions) Type:		13d		
Self-Employment	14a	Net earnings (loss) from self-employment		14a	
	b	Gross farming or fishing income		14b	
	c	Gross nonfarm income		14c	
Credits	15a	Low-income housing credit (section 42(j)(5))		15a	
	b	Low-income housing credit (other)		15b	
	c	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)		15c	
	d	Other rental real estate credits (see instructions) Type:		15d	
	e	Other rental credits (see instructions) Type:		15e	
	f	Other credits (see instructions) Type:		15f	
Inter-national	16	Attach Schedule K-2 (Form 1065), Partners' Distributive Share Items-International, and check this box to indicate that you are reporting items of international tax relevance Qualified for exception to filing Schedule K-2 <input type="checkbox"/>			
Alternative Minimum Tax (AMT) Items	17a	Post-1986 depreciation adjustment		17a	
	b	Adjusted gain or loss		17b	
	c	Depletion (other than oil and gas)		17c	
	d	Oil, gas, and geothermal properties - gross income		17d	
	e	Oil, gas, and geothermal properties - deductions		17e	
	f	Other AMT items (attach statement)		17f	
Other Information	18a	Tax-exempt interest income		18a	
	b	Other tax-exempt income		18b	
	c	Nondeductible expenses		18c	
	19a	Distributions of cash and marketable securities		19a	
	b	Distributions of other property		19b	
	20a	Investment income		20a	
	b	Investment expenses		20b	
c	Other items and amounts (attach statement)				
21	Total foreign taxes paid or accrued		21		

Analysis of Net Income (Loss) per Return

1	Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 21					1	(83)	
2	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other		
a	General partners							
b	Limited partners						(78)	(5)

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash				417
2a	Trade notes and accounts receivable				
b	Less allowance for bad debts				
3	Inventories				
4	U.S. Government obligations				
5	Tax-exempt securities				
6	Other current assets (attach statement)				
7a	Loans to partners (or persons related to partners)				2,967,700
b	Mortgage and real estate loans				
8	Other investments (attach statement)				
9a	Buildings and other depreciable assets				
b	Less accumulated depreciation				
10a	Depletable assets				
b	Less accumulated depletion				
11	Land (net of any amortization)				
12a	Intangible assets (amortizable only)				
b	Less accumulated amortization				
13	Other assets (attach statement)				
14	Total assets				2,968,117
Liabilities and Capital					
15	Accounts payable				
16	Mortgages, notes, bonds payable in less than 1 year				
17	Other current liabilities (attach statement)				
18	All nonrecourse loans				
19a	Loans from partners (or persons related to partners)				
b	Mortgages, notes, bonds payable in 1 year or more				500
20	Other liabilities (attach statement)				
21	Partners' capital accounts				2,967,617
22	Total liabilities and capital				2,968,117

Schedule M-1 Reconciliation of Income (Loss) per Books With Analysis of Net Income (Loss) per Return

Note: The partnership may be required to file Schedule M-3. See instructions.

1	Net income (loss) per books	(83)	6	Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2	Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a	Tax-exempt interest \$	
3	Guaranteed payments (other than health insurance)		7	Deductions included on Schedule K, lines 1 through 13d, and 21, not charged against book income this year (itemize):	
4	Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 21 (itemize):		a	Depreciation \$	
a	Depreciation \$				
b	Travel and entertainment \$		8	Add lines 6 and 7	
5	Add lines 1 through 4	(83)	9	Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	(83)

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year		6	Distributions:	
2	Capital contributed:	2,967,700	a	Cash	
a	Cash		b	Property	
b	Property		7	Other decreases (itemize):	
3	Net income (loss) (see instructions)	(83)	8	Add lines 6 and 7	
4	Other increases (itemize):		9	Balance at end of year. Subtract line 8 from line 5	2,967,617
5	Add lines 1 through 4	2,967,617			

Schedule K-1 Control: 1 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 ending

Partner's Share of Income, Deductions, Credits, etc. See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 32-0673486
B Partnership's name, address, city, state, and ZIP code HYG Real Estate LP 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
C IRS center where partnership filed return: E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.) 35-2772298
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. EGI HOMES LLC 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
G General partner or LLC member-manager Limited partner or other LLC member
H1 Domestic partner Foreign partner
H2 If the partner is a disregarded entity (DE), enter the partner's: TIN Name
I1 What type of entity is this partner? CORPORATION
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending
Profit 2.7500000 % 3.9200000 %
Loss 2.7500000 % 3.9200000 %
Capital 4.3800000 % 3.9200000 %
Check if decrease is due to sale or exchange of partnership interest.
K Partner's share of liabilities: Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis

Beginning capital account \$
Capital contributed during the year \$ 130,000
Current year net income (loss) \$ (3)
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ ()
Ending capital account \$ 129,997

M Did the partner contribute property with a built-in gain (loss)? Yes No If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning \$ Ending \$

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

1 Ordinary business income (loss) (3)
2 Net rental real estate income (loss)
3 Other net rental income (loss)
4a Guaranteed payments for services
4b Guaranteed payments for capital
4c Total guaranteed payments
5 Interest income
6a Ordinary dividends
6b Qualified dividends
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss)
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain
10 Net section 1231 gain (loss)
11 Other income (loss)
12 Section 179 deduction
13 Other deductions
14 Self-employment earnings (loss)
15 Credits
16 Schedule K-3 is attached if checked
17 Alternative minimum tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
Z * STMT
21 Foreign taxes paid or accrued
22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*
*See attached statement for additional information.

For IRS Use Only

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

EGI HOMES LLC

Partner's ID Number

35-2772298

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486

Section L: Current Year Net Income (Loss) Statement #99

Description

Ordinary business income (loss)

Total

Amount

_____ (3)

_____ (3)

STATEMENT A - QBI Pass-through Entity Reporting

Information 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.)

2022

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
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Name(s) as shown on K1 EGI HOMES LLC	Tax ID Number 35-2772298
--	------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	HYG Real Estate LP	32-0673486			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(3)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Schedule K-1 Supplemental Information**2022**

Partner's name

EGI HOMES LLC

Name of Partnership

HYG Real Estate LP

Partner's ID Number

35-2772298

Partnership EIN

32-0673486**Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, 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.

Schedule K-1 Control: 2
(Form 1065)

2022

Department of the Treasury
Internal Revenue Service

For calendar year 2022, or tax year

beginning _____ 2022 ending _____

Partner's Share of Income, Deductions, Credits, etc. See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
32-0673486
B Partnership's name, address, city, state, and ZIP code
HYG Real Estate LP
84 NE LOOP 410 STE 242
SAN ANTONIO, TX 78216
C IRS center where partnership filed return: E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.)
38-4219533
F Name, address, city, state, and ZIP code for partner entered in E. See instructions.
GINKGO LIVING LLC
84 NE LOOP 410 STE 242
SAN ANTONIO, TX 78216
G General partner or LLC member-manager Limited partner or other LLC member
H1 Domestic partner Foreign partner
H2 If the partner is a disregarded entity (DE), enter the partner's:
TIN _____ Name _____
I1 What type of entity is this partner? CORPORATION
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions):
Beginning Ending
Profit 13.5100000 % 19.3100000 %
Loss 13.5100000 % 19.3100000 %
Capital 21.5700000 % 19.3100000 %
Check if decrease is due to sale or exchange of partnership interest. . . .
K Partner's share of liabilities:
Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis
Beginning capital account \$
Capital contributed during the year . . . \$ 640,000
Current year net income (loss) \$ (16)
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ (
Ending capital account \$ 639,984

M Did the partner contribute property with a built-in gain (loss)?
 Yes No If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)
Beginning \$
Ending \$

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

1 Ordinary business income (loss) (16)
2 Net rental real estate income (loss)
3 Other net rental income (loss)
4a Guaranteed payments for services
4b Guaranteed payments for capital
4c Total guaranteed payments
5 Interest income
6a Ordinary dividends
6b Qualified dividends
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss)
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain
10 Net section 1231 gain (loss)
11 Other income (loss)
12 Section 179 deduction
13 Other deductions
14 Self-employment earnings (loss)
15 Credits
16 Schedule K-3 is attached if checked
17 Alternative minimum tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
Z * STMT
21 Foreign taxes paid or accrued

22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*
*See attached statement for additional information.

For IRS Use Only

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

GINKGO LIVING LLC

Partner's ID Number

38-4219533

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486

Section L: Current Year Net Income (Loss) Statement #99

Description

Amount

Ordinary business income (loss)

_____ (16)

Total

_____ (16)

STATEMENT A - QBI Pass-through Entity Reporting

Information 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.)

2022

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
---	------------------------------------

Name(s) as shown on K1 GINKGO LIVING LLC	Tax ID Number 38-4219533
--	------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	HYG Real Estate LP	32-0673486			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(16)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Schedule K-1 Supplemental Information**2022**

Partner's name

GINKGO LIVING LLC

Name of Partnership

HYG Real Estate LP

Partner's ID Number

38-4219533

Partnership EIN

32-0673486**Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, 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.

Schedule K-1 Control: 3 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 ending

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

See separate instructions.

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

Table with 2 columns: Item number and Description. Items include 1 Ordinary business income (loss) (15), 2 Net rental real estate income (loss), 3 Other net rental income (loss), 4a-4c Guaranteed payments, 5 Interest income, 6a-6c Dividends, 7 Royalties, 8 Net short-term capital gain (loss), 9a-9c Capital gains, 10 Net section 1231 gain (loss), 11 Other income (loss), 12 Section 179 deduction, 13 Other deductions, 14 Self-employment earnings (loss), 15 Credits, 16-17 Schedule K-3 and AMT items, 18 Tax-exempt income and nondeductible expenses, 19 Distributions, 20 Other information, 21 Foreign taxes paid or accrued, 22-23 At-risk and passive activity purposes.

Part I Information About the Partnership

A Partnership's employer identification number 32-0673486
B Partnership's name, address, city, state, and ZIP code HYG Real Estate LP 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
C IRS center where partnership filed return: E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN 36-5013729
F Name, address, city, state, and ZIP code for partner entered in E. ARSAN INVESTMENTS PROMOTER LLC 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
G General partner or LLC member-manager Limited partner or other LLC member
H1 Domestic partner Foreign partner
H2 If the partner is a disregarded entity (DE), enter the partner's TIN Name
I1 What type of entity is this partner? CORPORATION
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions):
Beginning Ending
Profit 12.3500000 % 17.6500000 %
Loss 12.3500000 % 17.6500000 %
Capital 19.7100000 % 17.6500000 %
K Partner's share of liabilities:
Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis

Table with 2 columns: Description and Amount. Rows include Beginning capital account, Capital contributed during the year (585,000), Current year net income (loss) (15), Other increase (decrease), Withdrawals and distributions, Ending capital account (584,985).

M Did the partner contribute property with a built-in gain (loss)? Yes No (checked) If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning Ending

For IRS Use Only

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

ARSAN INVESTMENTS PROMOTER LLC

Partner's ID Number

36-5013729

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486

Section L: Current Year Net Income (Loss) Statement #99

Description

Amount

Ordinary business income (loss)

_____ (15)

Total

_____ (15)

STATEMENT A - QBI Pass-through Entity Reporting

Information 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.)

2022

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
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Name(s) as shown on K1 ARSAN INVESTMENTS PROMOTER LLC	Tax ID Number 36-5013729
---	------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	HYG Real Estate LP	32-0673486			No

LINE NUMBER	NO. 1	NO. ____	NO. ____	NO. ____	NO. ____	NO. ____
Ordinary Business Income (Loss)	(15)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Schedule K-1 Supplemental Information**2022**

Partner's name

ARSAN INVESTMENTS PROMOTER LLC

Name of Partnership

HYG Real Estate LP

Partner's ID Number

36-5013729

Partnership EIN

32-0673486**Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, 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.

Schedule K-1 Control: 4 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 ending

Partner's Share of Income, Deductions, Credits, etc. See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 32-0673486
B Partnership's name, address, city, state, and ZIP code HYG Real Estate LP 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
C IRS center where partnership filed return: E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.) 37-2027793
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. HYG INVESTMENTS LLC 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
G General partner or LLC member-manager Limited partner or other LLC member
H1 Domestic partner Foreign partner
H2 If the partner is a disregarded entity (DE), enter the partner's: TIN Name
I1 What type of entity is this partner? CORPORATION
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending
Profit 35.9700000 % 9.9600000 %
Loss 35.9700000 % 9.9600000 %
Capital 5.0500000 % 9.9600000 %
Check if decrease is due to sale or exchange of partnership interest.
K Partner's share of liabilities: Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis

Beginning capital account \$
Capital contributed during the year \$ 150,000
Current year net income (loss) \$ (8)
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ ()
Ending capital account \$ 149,992

M Did the partner contribute property with a built-in gain (loss)? Yes No If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning \$ Ending \$

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

1 Ordinary business income (loss) (8)
2 Net rental real estate income (loss)
3 Other net rental income (loss)
4a Guaranteed payments for services
4b Guaranteed payments for capital
4c Total guaranteed payments
5 Interest income
6a Ordinary dividends
6b Qualified dividends
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss)
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain
10 Net section 1231 gain (loss)
11 Other income (loss)
12 Section 179 deduction
13 Other deductions
14 Self-employment earnings (loss)
15 Credits
16 Schedule K-3 is attached if checked
17 Alternative minimum tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
Z * STMT
21 Foreign taxes paid or accrued
22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*
*See attached statement for additional information.

For IRS Use Only

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

HYG INVESTMENTS LLC

Partner's ID Number

37-2027793

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486

Section L: Current Year Net Income (Loss) Statement #99

Description

Ordinary business income (loss)

Total

Amount

_____ (8)

_____ (8)

STATEMENT A - QBI Pass-through Entity Reporting

Information 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.)

2022

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
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Name(s) as shown on K1 HYG INVESTMENTS LLC	Tax ID Number 37-2027793
--	------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	HYG Real Estate LP	32-0673486			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(8)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Schedule K-1 Supplemental Information**2022**

Partner's name

HYG INVESTMENTS LLC

Name of Partnership

HYG Real Estate LP

Partner's ID Number

37-2027793

Partnership EIN

32-0673486**Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, 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.

Schedule K-1 Control: 5 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 ending

Partner's Share of Income, Deductions, Credits, etc. See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 32-0673486
B Partnership's name, address, city, state, and ZIP code HYG Real Estate LP 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
C IRS center where partnership filed return: E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.) 36-5005654
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. RODHER USA LLC 23 KAYAK RIDGE DR SPRING, TX 77389
G General partner or LLC member-manager Limited partner or other LLC member
H1 Domestic partner Foreign partner
H2 If the partner is a disregarded entity (DE), enter the partner's: TIN Name
I1 What type of entity is this partner? CORPORATION
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending
Profit 10.9800000 % 15.6900000 %
Loss 10.9800000 % 15.6900000 %
Capital 17.5200000 % 15.6900000 %
Check if decrease is due to sale or exchange of partnership interest.
K Partner's share of liabilities: Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis

Beginning capital account \$
Capital contributed during the year \$ 520,000
Current year net income (loss) \$ (13)
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ ()
Ending capital account \$ 519,987

M Did the partner contribute property with a built-in gain (loss)? Yes No If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning \$ Ending \$

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

1 Ordinary business income (loss) (13)
2 Net rental real estate income (loss)
3 Other net rental income (loss)
4a Guaranteed payments for services
4b Guaranteed payments for capital
4c Total guaranteed payments
5 Interest income
6a Ordinary dividends
6b Qualified dividends
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss)
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain
10 Net section 1231 gain (loss)
11 Other income (loss)
12 Section 179 deduction
13 Other deductions
14 Self-employment earnings (loss)
15 Credits
16 Schedule K-3 is attached if checked
17 Alternative minimum tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
Z * STMT
21 Foreign taxes paid or accrued
22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*
*See attached statement for additional information.

For IRS Use Only

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

RODHER USA LLC

Partner's ID Number

36-5005654

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486

Section L: Current Year Net Income (Loss) Statement #99

Description

Ordinary business income (loss)

Amount

_____ (13)

Total

_____ (13)

STATEMENT A - QBI Pass-through Entity Reporting

Information 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.)

2022

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
---	------------------------------------

Name(s) as shown on K1 RODHER USA LLC	Tax ID Number 36-5005654
---	------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	HYG Real Estate LP	32-0673486			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(13)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Schedule K-1 Supplemental Information**2022**

Partner's name

RODHER USA LLC

Name of Partnership

HYG Real Estate LP

Partner's ID Number

36-5005654

Partnership EIN

32-0673486**Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, 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.

Schedule K-1 Control: 6 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 ending

Partner's Share of Income, Deductions, Credits, etc. See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 32-0673486
B Partnership's name, address, city, state, and ZIP code HYG Real Estate LP 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
C IRS center where partnership filed return: E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.) 37-2040580
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. ESAI PROJECTS LLC 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
G General partner or LLC member-manager Limited partner or other LLC member
H1 Domestic partner Foreign partner
H2 If the partner is a disregarded entity (DE), enter the partner's: TIN Name
I1 What type of entity is this partner? CORPORATION
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending
Profit 8.2400000 % 11.7600000 %
Loss 8.2400000 % 11.7600000 %
Capital 13.1400000 % 13.1400000 %
Check if decrease is due to sale or exchange of partnership interest.
K Partner's share of liabilities: Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships.

L Partner's Capital Account Analysis

Beginning capital account \$
Capital contributed during the year \$ 390,000
Current year net income (loss) \$ (10)
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ ()
Ending capital account \$ 389,990

M Did the partner contribute property with a built-in gain (loss)? Yes No If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning \$ Ending \$

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

1 Ordinary business income (loss) (10)
2 Net rental real estate income (loss)
3 Other net rental income (loss)
4a Guaranteed payments for services
4b Guaranteed payments for capital
4c Total guaranteed payments
5 Interest income
6a Ordinary dividends
6b Qualified dividends
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss)
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain
10 Net section 1231 gain (loss)
11 Other income (loss)
12 Section 179 deduction
13 Other deductions
14 Self-employment earnings (loss)
15 Credits
16 Schedule K-3 is attached if checked
17 Alternative minimum tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
Z * STMT
21 Foreign taxes paid or accrued
22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*
*See attached statement for additional information.

For IRS Use Only

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

ESAI PROJECTS LLC

Partner's ID Number

37-2040580

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486

Section L: Current Year Net Income (Loss) Statement #99

Description

Ordinary business income (loss)

Total

Amount

_____ (10)

_____ (10)

STATEMENT A - QBI Pass-through Entity Reporting

Information 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.)

2022

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
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Name(s) as shown on K1 ESAI PROJECTS LLC	Tax ID Number 37-2040580
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Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	HYG Real Estate LP	32-0673486			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(10)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Schedule K-1 Supplemental Information**2022**

Partner's name

ESAI PROJECTS LLC

Name of Partnership

HYG Real Estate LP

Partner's ID Number

37-2040580

Partnership EIN

32-0673486**Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, 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.

Schedule K-1 Control: 7
(Form 1065)

2022

Department of the Treasury
Internal Revenue Service

For calendar year 2022, or tax year

beginning _____ 2022 ending _____

Partner's Share of Income, Deductions, Credits, etc. See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
32-0673486
B Partnership's name, address, city, state, and ZIP code
HYG Real Estate LP
84 NE LOOP 410 STE 242
SAN ANTONIO, TX 78216
C IRS center where partnership filed return: E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.)
700-52-1177
F Name, address, city, state, and ZIP code for partner entered in E. See instructions.
JORGE VILLAFUENTE JUAREZ
615 RACHEL DR
MISSION, TX 78574
G General partner or LLC member-manager Limited partner or other LLC member
H1 Domestic partner Foreign partner
H2 If the partner is a disregarded entity (DE), enter the partner's:
TIN _____ Name _____
I1 What type of entity is this partner? INDIVIDUAL
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions):
Beginning Ending
Profit 4.2200000 % 6.0300000 %
Loss 4.2200000 % 6.0300000 %
Capital 5.3900000 % 6.0300000 %
Check if decrease is due to sale or exchange of partnership interest. . . .
K Partner's share of liabilities:
Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis

Beginning capital account \$
Capital contributed during the year . . . \$ 160,000
Current year net income (loss) \$ (5)
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ (
Ending capital account \$ 159,995

M Did the partner contribute property with a built-in gain (loss)?
 Yes No If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)
Beginning \$
Ending \$

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

1 Ordinary business income (loss) (5)
2 Net rental real estate income (loss)
3 Other net rental income (loss)
4a Guaranteed payments for services
4b Guaranteed payments for capital
4c Total guaranteed payments
5 Interest income
6a Ordinary dividends
6b Qualified dividends
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss)
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain
10 Net section 1231 gain (loss)
11 Other income (loss)
12 Section 179 deduction
13 Other deductions
14 Self-employment earnings (loss)
15 Credits
16 Schedule K-3 is attached if checked
17 Alternative minimum tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
Z * STMT
21 Foreign taxes paid or accrued
22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*
*See attached statement for additional information.

For IRS Use Only

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

JORGE VILLAFUENTE JUAREZ

Partner's ID Number

700-52-1177

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486

Section L: Current Year Net Income (Loss) Statement #99

Description

Amount

Ordinary business income (loss)

_____ (5)

Total

_____ (5)

STATEMENT A - QBI Pass-through Entity Reporting

Information 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.)

2022

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
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Name(s) as shown on K1 JORGE VILLAFUENTE JUAREZ	Tax ID Number 700-52-1177
---	-------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	HYG Real Estate LP	32-0673486			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(5)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Schedule K-1 Supplemental Information**2022**

Partner's name

JORGE VILLAFUENTE JUAREZ

Partner's ID Number

700-52-1177

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486**Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, 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.

Schedule K-1 Control: 8 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 ending

Partner's Share of Income, Deductions, Credits, etc. See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 32-0673486
B Partnership's name, address, city, state, and ZIP code HYG Real Estate LP 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
C IRS center where partnership filed return: E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.) 36-5031382
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. PSG INNOVATION AND CONSTRUCTION LLC 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
G General partner or LLC member-manager Limited partner or other LLC member
H1 Domestic partner Foreign partner
H2 If the partner is a disregarded entity (DE), enter the partner's: TIN Name
I1 What type of entity is this partner? CORPORATION
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending Profit 2.7500000 % 3.9200000 % Loss 2.7500000 % 3.9200000 % Capital 3.2000000 % 3.9200000 %
K Partner's share of liabilities: Beginning Ending Nonrecourse \$ \$ Qualified nonrecourse financing \$ \$ Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis

Table with 2 columns: Description, Amount. Rows include Beginning capital account, Capital contributed during the year, Current year net income (loss), Other increase (decrease), Withdrawals and distributions, Ending capital account.

M Did the partner contribute property with a built-in gain (loss)? Yes No

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning Ending

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

1 Ordinary business income (loss) (3)
2 Net rental real estate income (loss)
3 Other net rental income (loss)
4a Guaranteed payments for services
4b Guaranteed payments for capital
4c Total guaranteed payments
5 Interest income
6a Ordinary dividends
6b Qualified dividends
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss)
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain
10 Net section 1231 gain (loss)
11 Other income (loss)
12 Section 179 deduction
13 Other deductions
14 Self-employment earnings (loss)
15 Credits
16 Schedule K-3 is attached if checked
17 Alternative minimum tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
Z * STMT
21 Foreign taxes paid or accrued
22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*

*See attached statement for additional information.

For IRS Use Only

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

PSG INNOVATION AND CONSTRUCTION LLC

Partner's ID Number

36-5031382

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486

Section L: Current Year Net Income (Loss) Statement #99

Description

Ordinary business income (loss)

Amount

_____ (3)

Total

_____ (3)

STATEMENT A - QBI Pass-through Entity Reporting

Information 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.)

2022

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
---	------------------------------------

Name(s) as shown on K1 PSG INNOVATION AND CONSTRUCTION LLC	Tax ID Number 36-5031382
--	------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	HYG Real Estate LP	32-0673486			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(3)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Schedule K-1 Supplemental Information**2022**

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****Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, 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.

Schedule K-1 Control: 9 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 ending

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

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 32-0673486
B Partnership's name, address, city, state, and ZIP code HYG Real Estate LP 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
C IRS center where partnership filed return: E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.) 35-2770287
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. ARLO INVERSIONES LLC 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
G General partner or LLC member-manager Limited partner or other LLC member
H1 Domestic partner Foreign partner
H2 If the partner is a disregarded entity (DE), enter the partner's: TIN Name
I1 What type of entity is this partner? CORPORATION
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending
Profit 5.4900000 % 7.8400000 %
Loss 5.4900000 % 7.8400000 %
Capital 6.7400000 % 7.8400000 %
Check if decrease is due to sale or exchange of partnership interest.
K Partner's share of liabilities: Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis

Beginning capital account \$
Capital contributed during the year \$ 200,000
Current year net income (loss) \$ (7)
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ ()
Ending capital account \$ 199,993

M Did the partner contribute property with a built-in gain (loss)? Yes No If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning \$ Ending \$

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

1 Ordinary business income (loss) (7)
2 Net rental real estate income (loss)
3 Other net rental income (loss)
4a Guaranteed payments for services
4b Guaranteed payments for capital
4c Total guaranteed payments
5 Interest income
6a Ordinary dividends
6b Qualified dividends
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss)
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain
10 Net section 1231 gain (loss)
11 Other income (loss)
12 Section 179 deduction
13 Other deductions
14 Self-employment earnings (loss)
15 Credits
16 Schedule K-3 is attached if checked
17 Alternative minimum tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
Z * STMT
21 Foreign taxes paid or accrued
22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*
*See attached statement for additional information.

For IRS Use Only

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

ARLO INVERSIONES LLC

Partner's ID Number

35-2770287

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486

Section L: Current Year Net Income (Loss) Statement #99

Description

Ordinary business income (loss)

Total

Amount

_____ (7)

_____ (7)

STATEMENT A - QBI Pass-through Entity Reporting

Information 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.)

2022

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
---	------------------------------------

Name(s) as shown on K1 ARLO INVERSIONES LLC	Tax ID Number 35-2770287
---	------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	HYG Real Estate LP	32-0673486			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(7)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Schedule K-1 Supplemental Information**2022**

Partner's name

ARLO INVERSIONES LLC

Name of Partnership

HYG Real Estate LP

Partner's ID Number

35-2770287

Partnership EIN

32-0673486**Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, 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.

Schedule K-1 Control: 10 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 ending

Partner's Share of Income, Deductions, Credits, etc. See separate instructions.

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

Part I Information About the Partnership

A Partnership's employer identification number 32-0673486
B Partnership's name, address, city, state, and ZIP code HYG Real Estate LP 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
C IRS center where partnership filed return: E-FILE
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.) 30-1321418
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. GUMER INVERSIONES LLC 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216
G General partner or LLC member-manager Limited partner or other LLC member
H1 Domestic partner Foreign partner
H2 If the partner is a disregarded entity (DE), enter the partner's: TIN Name
I1 What type of entity is this partner? CORPORATION
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending
Profit 2.7500000 % 3.9200000 %
Loss 2.7500000 % 3.9200000 %
Capital 3.2900000 % 3.9200000 %
Check if decrease is due to sale or exchange of partnership interest.
K Partner's share of liabilities: Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis

Table with 2 columns: Description, Amount. Rows include Beginning capital account, Capital contributed during the year, Current year net income (loss), Other increase (decrease), Withdrawals and distributions, Ending capital account.

M Did the partner contribute property with a built-in gain (loss)? Yes No

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning Ending

1 Ordinary business income (loss) (3)
2 Net rental real estate income (loss)
3 Other net rental income (loss)
4a Guaranteed payments for services
4b Guaranteed payments for capital
4c Total guaranteed payments
5 Interest income
6a Ordinary dividends
6b Qualified dividends
6c Dividend equivalents
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss)
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain
10 Net section 1231 gain (loss)
11 Other income (loss)
12 Section 179 deduction
13 Other deductions
14 Self-employment earnings (loss)
15 Credits
16 Schedule K-3 is attached if checked
17 Alternative minimum tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
Z * STMT
21 Foreign taxes paid or accrued
22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*

For IRS Use Only
*See attached statement for additional information.

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

GUMER INVERSIONES LLC

Partner's ID Number

30-1321418

Name of Partnership

HYG Real Estate LP

Partnership EIN

32-0673486

Section L: Current Year Net Income (Loss) Statement #99

Description

Ordinary business income (loss)

Total

Amount

_____ (3)

_____ (3)

STATEMENT A - QBI Pass-through Entity Reporting

Information 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.)

2022

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
---	------------------------------------

Name(s) as shown on K1 GUMER INVERSIONES LLC	Tax ID Number 30-1321418
--	------------------------------------

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	HYG Real Estate LP	32-0673486			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(3)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Schedule K-1 Supplemental Information**2022**

Partner's name

Partner's ID Number

GUMER INVERSIONES LLC**30-1321418**

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 2022, 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.

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

► **File a separate application for each return.**
 ► **Go to www.irs.gov/Form7004 for instructions and the latest information.**

**Print
or
Type**

Name HYG Real Estate LP	Identifying number 32-0673486
Number, street, and room or suite no. (If P.O. box, see instructions.) 84 NE LOOP 410 STE 242	
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).) SAN ANTONIO, TX 78216	

Note: File request for extension by the due date of the return. See instructions before completing this form.

Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns. See instructions.

1 Enter the form code for the return listed below that this application is for 0 9

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

Part II All Filers Must Complete This Part

- 2 If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ►
- 3 If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ►
 If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here. ►
- 5a The application is for calendar year 20 22 , or tax year beginning _____, 20____, and ending _____, 20____.
- b **Short tax year.** If this tax year is less than 12 months, check the reason: Initial return Final return
 Change in accounting period Consolidated return to be filed Other (See instructions-attach explanation.)

6 Tentative total tax	6	0
7 Total payments and credits. See instructions	7	0
8 Balance due. Subtract line 7 from line 6. See instructions	8	0

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

E-file Authorization for Form 1065

(For return of partnership income or administrative adjustment request)

ERO must obtain and retain completed Form 8879-PE.

Go to www.irs.gov/Form8879PE for the latest information.

2022

Department of the Treasury
Internal Revenue Service

For calendar year 2022, or tax year beginning _____, 2022, and ending _____, 20__.

Name of partnership

Employer identification number

HYG Real Estate LP

32-0673486

Part I Form 1065 Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2	Gross profit (Form 1065, line 3)	2	
3	Ordinary business income (loss) (Form 1065, line 22)	3	(83)
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

Part II Declaration and Signature Authorization of Partner or Member or Partnership Representative

I declare under penalties 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

I authorize _____ to enter my PIN _____ as my signature
ERO firm name Don't enter all zeros
 on the partnership's 2022 electronically filed return of partnership income or AAR.

As a Partner or Member or PR of the partnership, I will enter my PIN as my signature on the partnership's 2022 electronically filed return of partnership income or AAR.

30623

Partner or Member or PR signature:

Carlos Garza

Title: **MEMBER**

Date: **10/04/23**
03-27-2023

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN.

706761 42668

Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2022 electronically filed return of partnership income or AAR for the partnership indicated above. I confirm that I am submitting this return or AAR in accordance with the requirements of **Pub. 3112**, IRS *e-file* Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature: **SARA CRAWFORD**

Date: **04-07-2023**

**ERO Must Retain This Form - See Instructions
Don't Submit This Form to the IRS Unless Requested To Do So**

Federal Supporting Statements

2022 PG01

Name(s) as shown on return

Tax ID Number

HYG Real Estate LP

32-0673486

Form 1065 - Line 20 - Other Deductions

Statement #4

Description

Amount

Bank Charges

83

Total

83

Schedule M-2/Partners' Capital Reconciliation Worksheet

Form 1065

(Keep for your records)

2022

Name(s) as shown on return

Tax ID Number

HYG Real Estate LP

32-0673486

Analysis of Current-Year Partners' Capital

1 Beginning partners' capital per balance sheet (Schedule L, column b, line 21)	1	
2 Book income (loss) (Schedule M-1, line 1, or Schedule M-3, page 1, line 11)	2	(83)
3 Capital contributions during the year (Schedule K-1, Item L)	3	2,967,700
4 Other increases (Schedule M-2, line 4)	4	
5 Distributions (Schedule K, lines 19A and 19B)	5	
6 Withdrawals and other decreases (Schedule M-2, line 7)	6	
7 Subtotal (combines lines 1 through 6)	7	2,967,617
8 Ending partners' capital per balance sheet (Schedule L, column d, line 21)	8	2,967,617
9 Difference (line 7 minus line 8) (should be zero)	9	

Current-Year Change to Partners' Capital Compared to Current-Year Change to Schedule K, Item L (All Partners)

1 Ending partners' capital (Schedule L, column d, line 21)	1	2,967,617
2 Beginning partners' capital (Schedule L, column b, line 21)	2	
3 Change in capital (line 1 minus line 2)	3	2,967,617
4 Ending partners' capital (Schedules K-1, item L)	4	2,967,617
5 Beginning partners' capital (Schedules K-1, item L)	5	
6 Difference (line 4 minus line 5)	6	2,967,617

Current-Year Timing Adjustments from Schedule M-1 Screen (K-1 accounting method other than GAAP)

Subtractions from net income per books (Schedule M-1, lines 5 and 6 - not included on Schedule M-2, line 3)

7 Other income recorded on books not included on Schedule K	7	
8 Depreciation on Schedule K not included on books	8	
9 Other Schedule K items not included on books	9	
10 Total subtractions (lines 7 through 9)	10	

Additions to net income per books (Schedule M-1, lines 2 and 3 - not included on Schedule M-2, line 3)

11 Income included on Schedule K not recorded on books	11	
12 Depreciation on books not included on Schedule K	12	
13 Other items on books not included on Schedule K	13	
14 Total additions (lines 12 through 13)	14	

15 Schedule M-1 timing adjustments not included on Schedule M-2, lines 3, 4, and 7 (combine lines 10 and 14)	15	
--	----	--

Current-Year Timing Adjustments from Schedule M-3 Screens (K-1 accounting method other than GAAP)

Permanent or temporary book-to-tax difference amounts entered on the M32, M33, 8916A, and SCH3 screens appear on line 16 and line 17 as opposite of the actual entries. For example, an entry of -100 would appear as 100.

16 Permanent differences	16	
17 Temporary differences	17	
18 Schedule M-3 timing adjustments not included on Schedule M-2 (combine lines 16 and 17)	18	

19 Capital amount after M-1 timing adjustments (add lines 6 & 15)	19	2,967,617
20 Capital amount after M-3 timing adjustments (add lines 6 & 18)	20	
21 Net reconciliation difference (line 3 minus Line 19 or 20)	21	

Capital Account Reconciliation

Schedule K-1, Part II, Item L

(Keep for your records)

2022 Page 1

Name(s) as shown on return

HYG Real Estate LP

Tax ID Number

32-0673486

Partner Name	Beginning Capital Account	Capital Contributed During Year	Current Year Net Income (Loss)	Other Increase (Decrease)	Withdrawals and Distributions	Ending Capital Account
EGI HOMES LLC		130,000	(3)			129,997
GINKGO LIVING LLC		640,000	(16)			639,984
ARSAN INVESTMENTS PROMOTER LLC		585,000	(15)			584,985
HYG INVESTMENTS LLC		150,000	(8)			149,992
RODHER USA LLC		520,000	(13)			519,987
ESAI PROJECTS LLC		390,000	(10)			389,990
JORGE VILLAFUENTE JUAREZ		160,000	(5)			159,995
PSG INNOVATION AND CONSTRUCTIO		95,000	(3)			94,997
ARLO INVERSIONES LLC		200,000	(7)			199,993
GUMER INVERSIONES LLC		97,700	(3)			97,697
TOTALS		2,967,700	(83)			2,967,617

1065

K-1 Listing

2022

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

Partnership

HYG Real Estate LP

EIN

32-0673486

PARTNER			Type	% Profit	% Loss	% Capital	Ordinary Income (Line 1)	Rental Income (Line 2+3)	Guaranteed Payments (Line 4)
Name	EIN/SSN	Res State							
EGI HOMES LLC	35-2772298		CRP	003.9200000	003.9200000	003.9200000	(3)		
GINKGO LIVING LLC	38-4219533		CRP	019.3100000	019.3100000	019.3100000	(16)		
ARSAN INVESTMENTS PROMOTER	36-5013729		CRP	017.6500000	017.6500000	017.6500000	(15)		
HYG INVESTMENTS LLC	37-2027793		CRP	009.9600000	009.9600000	009.9600000	(8)		
RODHER USA LLC	36-5005654		CRP	015.6900000	015.6900000	015.6900000	(13)		
ESAI PROJECTS LLC	37-2040580		CRP	011.7600000	011.7600000	013.1400000	(10)		
JORGE VILLAFUENTE JUAREZ	700-52-1177		IND	006.0300000	006.0300000	006.0300000	(5)		
PSG INNOVATION AND CONSTRUC	36-5031382		CRP	003.9200000	003.9200000	003.9200000	(3)		
ARLO INVERSIONES LLC	35-2770287		CRP	007.8400000	007.8400000	007.8400000	(7)		
GUMER INVERSIONES LLC	30-1321418		CRP	003.9200000	003.9200000	003.9200000	(3)		
Totals				100.0000000	100.0000000	101.3800000	(83)		

Figures may be slightly off due to rounding if percentages have more than two decimal places.

K-K1 Comparison Worksheet

2022

(Keep for your records)

PARTNERSHIP NAME
HYG Real Estate LP

EIN
32-0673486

Description	**-***2298 EGI HOMES LLC	**-***9533 GINKGO LIVING	**-***3729 ARSAN INVESTME	**-***7793 HYG INVESTMENT	**-***5654 RODHER USA LLC	**-***0580 CESAI PROJECTS	**-***-1177 JORGE VILLAFUE
k Ordinary business income (loss)	(3)	(16)	(15)	(8)	(13)	(10)	(5)

K-K1 Comparison Worksheet

2022

(Keep for your records)

PARTNERSHIP NAME
HYG Real Estate LP

EIN
32-0673486

Description	**-***1382 PSG INNOVATION	**-***0287 ARLO INVERSION	**-***1418 GUMER INVERSIO				Total
k Ordinary business income (loss)	(3)	(7)	(3)				(83)

eSignature - Certificate of Completion

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