

FOR TAX YEAR 2024

HYG REAL ESTATE LP

CORREA CRAWFORD & ASSOCIATES LLC

84 NE LOOP 410 STE 252

San Antonio, TX 78216

(210) 728-3834

**2024 Filing Instructions
HYG Real Estate LP
Tax year ending 12-31-2024**

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:

09-15-2025

The return reflects neither a refund nor a balance due.

7004 Filing Instructions
HYG Real Estate LP
Tax year ending 12-31-2024

Form filed:

Form 7004

Filing method:

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

Due date:

03-17-2025

CORREA CRAWFORD & ASSOCIATES LLC

84 NE LOOP 410 STE 252
San Antonio, TX 78216
sara@correacrawford.com
Phone: (210)728-3834 | Fax: (888)811-4355

February 26, 2025

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

Subject: Preparation of 2024 Tax Returns

CARLOS GARZA:

Thank you for choosing CORREA CRAWFORD & ASSOCIATES LLC to assist with the 2024 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 2024 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 2024 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)728-3834.

Sincerely,

SARA CRAWFORD
CORREA CRAWFORD & ASSOCIATES LLC

Accepted By:

Carlos Garza

Tax matters representative

3/5/2025

Date

CORREA CRAWFORD & ASSOCIATES LLC

84 NE LOOP 410 STE 252
San Antonio, TX 78216
sara@correacrawford.com
Phone: (210)728-3834 | Fax: (888)811-4355

February 26, 2025

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

HYG Real Estate LP:

Enclosed is the 2024 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)728-3834.

Sincerely,

SARA CRAWFORD
CORREA CRAWFORD & ASSOCIATES LLC

CORREA CRAWFORD & ASSOCIATES LLC

84 NE LOOP 410 STE 252
San Antonio, TX 78216
sara@correacrawford.com
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February 26, 2025

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)728-3834.

Sincerely,

SARA CRAWFORD
CORREA CRAWFORD & ASSOCIATES LLC

1065	Partnership Diagnostic Summary	2024
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
		Email:
Resident State:	TX	

Signor of Return

Partner or LLC Member:	CARLOS E GARZA HERRERA	Title: MEMBER
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Diagnostics

Preparer:	SARA CRAWFORD	Invoice:	Date: 02-26-2025
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Return Information

Item on Return	2024 Federal	2023 Federal (If available)
Total Assets	3,135,057	3,135,387
Number of Partners	11	11
Gross Receipts/Sales		
Total Income		
Total Deductions	330	280
Ordinary Income	(330)	(280)
Tax		
Overpayment		
Total Equity	3,134,307	3,134,637

State/City Information

State/City	Gross Income	Taxable Income	Composite Tax	Other Tax	Refund/ (Balance Due)
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1065 TAX RETURN COMPARISON
2022 / 2023 / 2024

2024

(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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	2022 FEDERAL	2023 FEDERAL	2024 FEDERAL	DIFFERENCE BETWEEN 2023 & 2024
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	280	330	50
Total deductions	83	280	330	50
Ordinary business income(loss)	(83)	(280)	(330)	(50)

SCHEDULE K - Partner's Share Items

Income				
Ordinary business income (loss)	(83)	(280)	(330)	(50)
Net rental real estate income (loss)				
Other net rental income (loss)				
Guaranteed Payments				
Interest income				
Ordinary dividends				
Qualified dividends				
Royalties				
Net short-term capital gain (loss)				
Net long-term capital gain (loss)				
Collectibles (28%) gain (loss)				
Unrecaptured section 1250 gain				
Net section 1231 gain (loss)				
Other income (loss)				
Deductions				
Section 179 deduction				
Contributions				
Investment interest expense				
Section 59(e)(2) expenditures				
Other deductions				

2022

2023

2024

DIFFERENCE

1065 TAX RETURN COMPARISON
2022/ 2023 / 2024

2024

(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

	2022 FEDERAL	2023 FEDERAL	2024 FEDERAL	DIFFERENCE BETWEEN 2023 & 2024
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				
Alternative Minimum Tax (AMT) items				
Post-1986 depreciation adjustment				
Adjusted gain or loss				
Depletion				
Oil, gas, and geothermal properties - gross income				
Oil, gas, and geothermal properties - deductions				
Other AMT items				
Other information				
Tax-exempt interest income				
Other tax-exempt income				
Nondeductible expenses				
Distribution of cash and marketable securities				
Distributions of other property				
Investment income				
Investment expenses				
Total foreign taxes paid or accrued				

RESIDENT STATE				
Taxable income				
Total tax				
Overpayment				
Balance due				

2022

2023

2024

DIFFERENCE

1065EF	EF Transmission Status																																																																														
(This page is not filed with the return. It is for your records only.)		2024																																																																													
Name(s) as shown on return		Tax ID number																																																																													
HYG Real Estate LP		32-0673486																																																																													
<div>The following will be transmitted to the IRS.<div><input checked="" type="checkbox"/> 1065<input type="checkbox"/> 7004<input type="checkbox"/> Amended/ Superseded<input type="checkbox"/> FinCEN 114</div></div>																																																																															
<div>The following state returns will be transmitted:</div> <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																																																																															
<div>The following returns have been suppressed or are not eligible and will NOT be transmitted.</div> <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																																																																															
EF Notes																																																																															

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

2024

Name(s) as shown on return

HYG Real Estate LP

Tax ID Number

****-***3486**

Entity address

84 NE LOOP 410 STE 242

SAN ANTONIO, TX 78216

Thank you for participating in IRS e-file.

1. ☒ 2024 **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 **02-03-2025** 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 **7067612025034ucbztjd** .

**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.**

Form 1065	U.S. Return of Partnership Income				OMB No. 1545-0123
Department of the Treasury Internal Revenue Service		For calendar year 2024, or tax year beginning _____, 2024, ending _____, 20 _____			2024
Go to www.irs.gov/Form1065 for instructions and the latest information.					
A Principal business activity	Type or Print	Name of partnership HYG Real Estate LP			D Employer identification number 32-0673486
REAL ESTATE		Number, street, and room or suite no. If a P.O. box, see instructions. 84 NE LOOP 410 STE 242			E Date business started 10-27-2021
B Principal product or service INVEST REAL EST		City or town, state or province, country, and ZIP or foreign postal code SAN ANTONIO, TX 78216			F Total assets (see instructions) \$ 3,135,057
C Business code number 236110					
G Check applicable boxes: (1) <input type="checkbox"/> Initial return (2) <input type="checkbox"/> Final return (3) <input type="checkbox"/> Name change (4) <input type="checkbox"/> Address change (5) <input type="checkbox"/> Amended return					
H Check accounting method: (1) <input type="checkbox"/> Cash (2) <input checked="" type="checkbox"/> Accrual (3) <input type="checkbox"/> Other (specify): _____					
I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year: 11					
J Check if Schedules C and M-3 are attached <input type="checkbox"/>					
K Check if partnership: (1) <input type="checkbox"/> Aggregated activities for section 465 at-risk purposes (2) <input type="checkbox"/> Grouped activities for section 469 passive activity purposes					
Caution: Include only trade or business income and expenses on lines 1a through 23 below. See instructions for more information.					
Income	1 a Gross receipts or sales	b Less returns and allowances	c Balance	1c	
	2 Cost of goods sold (attach Form 1125-A)			2	
	3 Gross profit. Subtract line 2 from line 1c			3	
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4	
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			5	
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6	
	7 Other income (loss) (attach statement)			7	
	8 Total income (loss). Combine lines 3 through 7			8	
Deductions (see instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)			9	
	10 Guaranteed payments to partners			10	
	11 Repairs and maintenance			11	
	12 Bad debts			12	
	13 Rent			13	
	14 Taxes and licenses			14	
	15 Interest (see instructions)			15	
	16a Depreciation (if required, attach Form 4562)	16a			
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c	
	17 Depletion (Do not deduct oil and gas depletion.)			17	
	18 Retirement plans, etc.			18	
	19 Employee benefit programs			19	
	20 Energy efficient commercial buildings deduction (attach Form 7205)			20	
	21 Other deductions (attach statement)	Statement #4		21	330
22 Total deductions. Add the amounts shown in the far right column for lines 9 through 21			22	330	
23 Ordinary business income (loss). Subtract line 22 from line 8			23	(330)	
Tax and Payment	24 Interest due under the look-back method - completed long-term contracts (attach Form 8697)			24	
	25 Interest due under the look-back method - income forecast method (attach Form 8866)			25	
	26 BBA AAR imputed underpayment (see instructions)			26	
	27 Other taxes (see instructions)			27	
	28 Total balance due. Add lines 24 through 27			28	
	29 Elective payment election amount from Form 3800			29	
	30 Payment (see instructions)			30	
	31 Amount owed. If the sum of line 29 and line 30 is smaller than line 28, enter amount owed			31	
	32 Overpayment. If the sum of line 29 and line 30 is larger than line 28, enter overpayment			32	
	Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.			
Carlos Carra Signature of partner or limited liability company member			3/5/2025 Date		
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	SARA CRAWFORD	SARA CRAWFORD	02-26-2025		P00249911
	Firm's name	Firm's EIN			
	Firm's address San Antonio, TX 78216	Phone no. (210) 728-3834			
For Paperwork Reduction Act Notice, see separate instructions.					
Form 1065 (2024)					

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?					
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 2024, 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? If "Yes," enter the effective date of the election See instructions for details regarding a section 754 election.					X
b For this tax year, did the partnership make an optional basis adjustment under section 743(b)? If "Yes," enter the total aggregate net positive amount \$ _____ and the total aggregate net negative amount \$ (_____) of such section 743(b) adjustments for all partners made in the tax year. The partnership must also attach a statement showing the computation and allocation of each basis adjustment. See instructions					

Schedule B Other Information (continued)		Yes	No
c	For this tax year, did the partnership make an optional basis adjustment under section 734(b)? If "Yes," enter the total aggregate net positive amount \$ _____ and the total aggregate net negative amount \$ (_____) of such section 734(b) adjustments for all partnership property made in the tax year. The partnership must also attach a statement showing the computation and allocation of each basis adjustment. See instructions		
d	For this tax year, is the partnership required to adjust the basis of partnership property under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," enter the total aggregate amount of such section 743(b) adjustments and/or section 734(b) adjustments for all partners and/or partnership property made in the tax year \$ _____. The partnership must also attach a statement showing the computation and allocation of the basis adjustment. See instructions		
11	Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <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?		
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		
16a	Did you make any payments in 2024 that would require you to file Form(s) 1099? See instructions		
b	If "Yes," did you or will you file required Form(s) 1099?		
17	Enter the number of Forms 5471, Information Return of U.S. Persons With Respect to Certain Foreign Corporations, attached to this return		
18	Enter the number of partners that are foreign governments under section 892		
19	During the partnership's tax year, did the partnership make any payments that would require it to file Forms 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		
20	Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		
21	Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?		X
22	During the tax year, did the partnership pay or accrue any interest or royalty for which one or more partners are not allowed a deduction under section 267A? See instructions		X
	If "Yes," enter the total amount of the disallowed deductions \$ _____		
23	Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		
24	Does the partnership satisfy one or more of the following? See instructions		
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 \$30 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.		
25	Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund?		X
	If "Yes," enter the amount from Form 8996, line 15 \$ _____		
26	Enter the number of foreign partners subject to section 864(c)(8) as a result of transferring all or a portion of an interest in the partnership or of receiving a distribution from the partnership Complete Schedule K-3 (Form 1065), Part XIII, for each foreign partner subject to section 864(c)(8) on a transfer or distribution.		
27	At any time during the tax year, were there any transfers between the partnership and its partners subject to the disclosure requirements of Regulations section 1.707-8?		
28	Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties constituting a trade or business of your partnership, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the partners held more than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions. Percentage: _____ By vote: _____ By value: _____		X
29	Is the partnership required to file Form 7208, Excise Tax on Repurchase of Corporate Stock (see instructions):		
a	Under the applicable foreign corporation rules?		

Schedule B	Other Information (continued)	Yes	No
b	Under the covered surrogate foreign corporation rules? If "Yes" to either (a) or (b), complete Form 7208. See the Instructions for Form 7208.		
30	At any time during this tax year, did the partnership (a) receive (as a reward, award, or payment for property or services); or (b) sell, exchange, or otherwise dispose of a digital asset (or financial interest in a digital asset)? See instructions		
31	Reserved for future use		
32	Check this box if an election out of subchapter K under section 761 is being made. See instructions <input type="checkbox"/>		
33	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 23)		1	(330)
	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	4c		
	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	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	Cash contributions		13a	
	b	Noncash contributions		13b	
	c	Investment interest expense		13c	
	d	Section 59(e)(2) expenditures: (1) Type: (2) Amount:		13d(2)	
e	Other deductions (see instructions) Type:		13e		
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 <input type="checkbox"/> Qualified for exception to filing Schedule K-2			
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 13e, and 21					1	(330)
2	Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt organization	(vi) Nominee/Other
a	General partners						
b	Limited partners	(316)	(14)				

Schedule L		Balance Sheets per Books		Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)		
Assets							
1	Cash		387		57		
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)		3,135,000		3,135,000		
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		3,135,387		3,135,057		
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		750		750		
20	Other liabilities (attach statement)						
21	Partners' capital accounts		3,134,637		3,134,307		
22	Total liabilities and capital		3,135,387		3,135,057		

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	(330)	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 13e, 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 13e, and 21 (itemize):		a	Depreciation \$	
a	Depreciation \$				
b	Travel and entertainment \$		8	Add lines 6 and 7	
			9	Income (loss) (Analysis of Net Income (Loss) per Return, line 1). Subtract line 8 from line 5	(330)
5	Add lines 1 through 4	(330)			

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year	3,134,637	6	Distributions:	
2	Capital contributed:		a	Cash	
a	Cash		b	Property	
b	Property		7	Other decreases (itemize):	
3	Net income (loss) (see instructions)	(330)			
4	Other increases (itemize):		8	Add lines 6 and 7	
			9	Balance at end of year. Subtract line 8 from line 5	3,134,307
5	Add lines 1 through 4	3,134,307			

Schedule K-1
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123

☐ Final K-1

☐ Amended K-1

OMB No. 1545-0123

beginning 2024 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 <input type="checkbox"/> 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 <input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member																	
H1 <input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner																	
H2 <input type="checkbox"/> 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 <input type="checkbox"/>																	
J Partner's share of profit, loss, and capital (see instructions):																	
<table><thead><tr><th colspan="2">Beginning</th><th colspan="2">Ending</th></tr></thead><tbody><tr><td>Profit</td><td>2.7500000 %</td><td>2.7500000 %</td><td></td></tr><tr><td>Loss</td><td>2.7500000 %</td><td>2.7500000 %</td><td></td></tr><tr><td>Capital</td><td>4.1500000 %</td><td>4.1500000 %</td><td></td></tr></tbody></table>		Beginning		Ending		Profit	2.7500000 %	2.7500000 %		Loss	2.7500000 %	2.7500000 %		Capital	4.1500000 %	4.1500000 %	
Beginning		Ending															
Profit	2.7500000 %	2.7500000 %															
Loss	2.7500000 %	2.7500000 %															
Capital	4.1500000 %	4.1500000 %															
Check if decrease is due to: <input type="checkbox"/> Sale or <input type="checkbox"/> Exchange of partnership interest. See instructions.																	
K1 Partner's share of liabilities:																	
<table><thead><tr><th colspan="2">Beginning</th><th colspan="2">Ending</th></tr></thead><tbody><tr><td>Nonrecourse \$</td><td></td><td>\$</td><td></td></tr><tr><td>Qualified nonrecourse financing \$</td><td></td><td>\$</td><td></td></tr><tr><td>Recourse \$</td><td></td><td>\$</td><td></td></tr></tbody></table>		Beginning		Ending		Nonrecourse \$		\$		Qualified nonrecourse financing \$		\$		Recourse \$		\$	
Beginning		Ending															
Nonrecourse \$		\$															
Qualified nonrecourse financing \$		\$															
Recourse \$		\$															
K2 Check this box if item K1 includes liability amounts from lower-tier partnerships <input type="checkbox"/>																	
K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions <input type="checkbox"/>																	
L Partner's Capital Account Analysis																	
Beginning capital account \$ 129,990																	
Capital contributed during the year . . . \$																	
Current year net income (loss) \$ (9)																	
Other increase (decrease) (attach explanation) \$																	
Withdrawals and distributions \$ ()																	
Ending capital account \$ 129,981																	
M Did the partner contribute property with a built-in gain (loss)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) (9)	14 Self-employment earnings (loss)
2 Net rental real estate income (loss)	
3 Other net rental income (loss)	15 Credits
4a Guaranteed payments for services	
4b Guaranteed payments for capital	16 Schedule K-3 is attached if checked <input type="checkbox"/>
4c Total guaranteed payments	17 Alternative minimum tax (AMT) items
5 Interest income	
6a Ordinary dividends	
6b Qualified dividends	18 Tax-exempt income and nondeductible expenses
6c Dividend equivalents	
7 Royalties	
8 Net short-term capital gain (loss)	19 Distributions
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	20 Other information
9c Unrecaptured section 1250 gain	
10 Net section 1231 gain (loss)	
11 Other income (loss)	
	Z * STMT
12 Section 179 deduction	21 Foreign taxes paid or accrued
13 Other deductions	
22 <input type="checkbox"/> More than one activity for at-risk purposes*	
23 <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	
For IRS Use Only	

Schedule K-1 Supplemental Information

2024 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

Amount

Ordinary business income (loss)

(9)

Total

(9)

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.)

2024

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
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. 1	NO. ____	NO. ____	NO. ____	NO. ____	NO. ____
Ordinary Business Income (Loss)	(9)					
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 (REIT) Dividends						

Schedule K-1 Supplemental Information

2024

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 2024, 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
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123

☐ Final K-1

☐ Amended K-1

OMB No. 1545-0123

beginning 2024 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 <input type="checkbox"/> 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 <input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member	
H1 <input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner	
H2 <input type="checkbox"/> 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 <input type="checkbox"/>	
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending Profit 13.5000000 % 13.5000000 % Loss 13.5000000 % 13.5000000 % Capital 20.4100000 % 20.4100000 % Check if decrease is due to: <input type="checkbox"/> Sale or <input type="checkbox"/> Exchange of partnership interest. See instructions.	
K1 Partner's share of liabilities: Beginning Ending Nonrecourse \$ \$ Qualified nonrecourse financing \$ \$ Recourse \$ \$ K2 Check this box if item K1 includes liability amounts from lower-tier partnerships <input type="checkbox"/> K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions <input type="checkbox"/>	
L Partner's Capital Account Analysis Beginning capital account \$ 639,951 Capital contributed during the year . . . \$ Current year net income (loss) \$ (45) Other increase (decrease) (attach explanation) \$ Withdrawals and distributions \$ (Ending capital account \$ 639,906	
M Did the partner contribute property with a built-in gain (loss)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) (45)	14 Self-employment earnings (loss)
2 Net rental real estate income (loss)	
3 Other net rental income (loss)	15 Credits
4a Guaranteed payments for services	
4b Guaranteed payments for capital	16 Schedule K-3 is attached if checked <input type="checkbox"/>
4c Total guaranteed payments	17 Alternative minimum tax (AMT) items
5 Interest income	
6a Ordinary dividends	
6b Qualified dividends	18 Tax-exempt income and nondeductible expenses
6c Dividend equivalents	
7 Royalties	
8 Net short-term capital gain (loss)	19 Distributions
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	20 Other information
9c Unrecaptured section 1250 gain	
10 Net section 1231 gain (loss)	
11 Other income (loss)	
	Z * STMT
12 Section 179 deduction	21 Foreign taxes paid or accrued
13 Other deductions	
22 <input type="checkbox"/> More than one activity for at-risk purposes*	
23 <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	
For IRS Use Only	

Schedule K-1 Supplemental Information

2024 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)

(45)

Total

(45)

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.)

2024

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. 1	NO. ____	NO. ____	NO. ____	NO. ____	NO. ____
Ordinary Business Income (Loss)	(45)					
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 (REIT) Dividends						

Schedule K-1 Supplemental Information

2024

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 2024, 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
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123

Final K-1 Amended K-1 OMB No. 1545-0123

Control: 3
For calendar year 2024, or tax year
beginning 2024 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.)
36-5013729
F Name, address, city, state, and ZIP code for partner entered in E. See instructions.
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 % 12.3500000 %
Loss 12.3500000 % 12.3500000 %
Capital 18.6600000 % 18.6600000 %
Check if decrease is due to:
Sale or Exchange of partnership interest. See instructions.
K1 Partner's share of liabilities:
Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
K2 Check this box if item K1 includes liability amounts from lower-tier partnerships
K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions
L Partner's Capital Account Analysis
Beginning capital account \$ 584,955
Capital contributed during the year \$
Current year net income (loss) \$ (41)
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ ()
Ending capital account \$ 584,914
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) (41)
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**2024 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)

(41)

Total

(41)

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.)

2024

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
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)	(41)					
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 (REIT) Dividends						

Schedule K-1 Supplemental Information

2024

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 2024, 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
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123

Final K-1 Amended K-1 OMB No. 1545-0123

Control: 4
For calendar year 2024, or tax year
beginning 2024 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
H1 Domestic 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 % 35.9700000 %
Loss 35.9700000 % 35.9700000 %
Capital 4.7800000 % 4.7800000 %
Check if decrease is due to:
Sale or Exchange of partnership interest. See instructions.
K1 Partner's share of liabilities:
Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
K2 Check this box if item K1 includes liability amounts from lower-tier partnerships
K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions
L Partner's Capital Account Analysis
Beginning capital account \$ 149,869
Capital contributed during the year \$
Current year net income (loss) \$ (119)
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ ()
Ending capital account \$ 149,750
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) (119)
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**2024 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**Amount**

Ordinary business income (loss)

(119)

Total

(119)

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.)

2024

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
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. 1	NO. ____	NO. ____	NO. ____	NO. ____	NO. ____
Ordinary Business Income (Loss)	(119)					
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 (REIT) Dividends						

Schedule K-1 Supplemental Information

2024

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 2024, 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
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123

☐ Final K-1

☐ Amended K-1

OMB No. 1545-0123

beginning 2024 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 <input type="checkbox"/> 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 <input type="checkbox"/> General partner or LLC member-manager	<input checked="" type="checkbox"/> Limited partner or other LLC member																
H1 <input checked="" type="checkbox"/> Domestic partner	<input type="checkbox"/> Foreign partner																
H2 <input type="checkbox"/> 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 <input type="checkbox"/>																	
J Partner's share of profit, loss, and capital (see instructions):																	
<table><thead><tr><th colspan="2">Beginning</th><th colspan="2">Ending</th></tr></thead><tbody><tr><td>Profit</td><td>10.9800000 %</td><td>10.9800000 %</td><td></td></tr><tr><td>Loss</td><td>10.9800000 %</td><td>10.9800000 %</td><td></td></tr><tr><td>Capital</td><td>16.5900000 %</td><td>16.5900000 %</td><td></td></tr></tbody></table>		Beginning		Ending		Profit	10.9800000 %	10.9800000 %		Loss	10.9800000 %	10.9800000 %		Capital	16.5900000 %	16.5900000 %	
Beginning		Ending															
Profit	10.9800000 %	10.9800000 %															
Loss	10.9800000 %	10.9800000 %															
Capital	16.5900000 %	16.5900000 %															
Check if decrease is due to: <input type="checkbox"/> Sale or <input type="checkbox"/> Exchange of partnership interest. See instructions.																	
K1 Partner's share of liabilities:																	
<table><thead><tr><th colspan="2">Beginning</th><th colspan="2">Ending</th></tr></thead><tbody><tr><td>Nonrecourse \$</td><td></td><td>\$</td><td></td></tr><tr><td>Qualified nonrecourse financing \$</td><td></td><td>\$</td><td></td></tr><tr><td>Recourse \$</td><td></td><td>\$</td><td></td></tr></tbody></table>		Beginning		Ending		Nonrecourse \$		\$		Qualified nonrecourse financing \$		\$		Recourse \$		\$	
Beginning		Ending															
Nonrecourse \$		\$															
Qualified nonrecourse financing \$		\$															
Recourse \$		\$															
K2 Check this box if item K1 includes liability amounts from lower-tier partnerships <input type="checkbox"/>																	
K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions <input type="checkbox"/>																	
L Partner's Capital Account Analysis																	
Beginning capital account \$ 519,960																	
Capital contributed during the year . . . \$																	
Current year net income (loss) \$ (36)																	
Other increase (decrease) (attach explanation) \$																	
Withdrawals and distributions \$ ()																	
Ending capital account \$ 519,924																	
M Did the partner contribute property with a built-in gain (loss)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) (36)	14 Self-employment earnings (loss)
2 Net rental real estate income (loss)	
3 Other net rental income (loss)	15 Credits
4a Guaranteed payments for services	
4b Guaranteed payments for capital	16 Schedule K-3 is attached if checked <input type="checkbox"/>
4c Total guaranteed payments	17 Alternative minimum tax (AMT) items
5 Interest income	
6a Ordinary dividends	
6b Qualified dividends	18 Tax-exempt income and nondeductible expenses
6c Dividend equivalents	
7 Royalties	
8 Net short-term capital gain (loss)	19 Distributions
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	20 Other information
9c Unrecaptured section 1250 gain	
10 Net section 1231 gain (loss)	
11 Other income (loss)	
	Z * STMT
12 Section 179 deduction	21 Foreign taxes paid or accrued
13 Other deductions	
22 <input type="checkbox"/> More than one activity for at-risk purposes*	
23 <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	
For IRS Use Only	

Schedule K-1 Supplemental Information**2024 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**Amount**

Ordinary business income (loss)

_____(36)

Total_____
_____(36)

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.)

2024

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. 1	NO. ____	NO. ____	NO. ____	NO. ____	NO. ____
Ordinary Business Income (Loss)	(36)					
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 (REIT) Dividends						

Schedule K-1 Supplemental Information

2024

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 2024, 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
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123
OMB No. 1545-0123

Control: 6
For calendar year 2024, or tax year
beginning 2024 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	%	8.2400000
Loss	8.2400000	%	8.2400000
Capital	12.4400000	%	12.4400000

Check if decrease is due to:

Sale or

Exchange of partnership interest. See instructions.

K1

Partner's share of liabilities:

	Beginning		Ending
Nonrecourse		\$	
Qualified nonrecourse financing		\$	
Recourse		\$	

K2

Check this box if item K1 includes liability amounts from lower-tier partnerships

K3

Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions

L

Partner's Capital Account Analysis

Beginning capital account	\$	389,970
Capital contributed during the year	\$	
Current year net income (loss)	\$	(27)
Other increase (decrease) (attach explanation)	\$	
Withdrawals and distributions	\$ ()
Ending capital account	\$	389,943

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)

(27)

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

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**2024 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**Amount**

Ordinary business income (loss)

_____(27)

Total_____(27)

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.)

2024

Name(s) as shown on return HYG Real Estate LP	Tax ID Number 32-0673486
Name(s) as shown on K1 ESAI PROJECTS LLC	Tax ID Number 37-2040580

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)	(27)					
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 (REIT) Dividends						

Schedule K-1 Supplemental Information

2024

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 2024, 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
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123

Final K-1 Amended K-1

OMB No. 1545-0123

Control: 7
For calendar year 2024, or tax year
beginning 2024 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

%

4.2200000

%

Loss

4.2200000

%

4.2200000

%

Capital

6.3800000

%

6.3800000

%

Check if decrease is due to:

Sale or

Exchange of partnership interest. See instructions.

K1

Partner's share of liabilities:

Beginning

Ending

Nonrecourse

\$

\$

Qualified nonrecourse financing

\$

\$

Recourse

\$

\$

K2

Check this box if item K1 includes liability amounts from lower-tier partnerships

K3

Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions

L

Partner's Capital Account Analysis

Beginning capital account

\$

199,984

Capital contributed during the year

\$

Current year net income (loss)

\$

(14)

Other increase (decrease) (attach explanation)

\$

Withdrawals and distributions

\$

(

)

Ending capital account

\$

199,970

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)

(14)

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**2024 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)

_____(14)

Total_____(14)

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.)

2024

Name(s) as shown on return
HYG Real Estate LP

Tax ID Number
32-0673486

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. 1	NO. ____	NO. ____	NO. ____	NO. ____	NO. ____
Ordinary Business Income (Loss)	(14)					
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 (REIT) Dividends						

Schedule K-1 Supplemental Information**2024**

Partner's name

JORGE VILLAFUENTE JUAREZ

Name of Partnership

HYG Real Estate LP

Partner's ID Number

700-52-1177

Partnership EIN

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

The partnership has met the following criteria for tax year 2024, 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
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123

☐ Final K-1

☐ Amended K-1

OMB No. 1545-0123

beginning 2024 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 <input type="checkbox"/> 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 <input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member	
H1 <input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner	
H2 <input type="checkbox"/> 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 <input type="checkbox"/>	
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending Profit 2.7500000 % 2.7500000 % Loss 2.7500000 % 2.7500000 % Capital 4.1500000 % 4.1500000 % Check if decrease is due to: <input type="checkbox"/> Sale or <input type="checkbox"/> Exchange of partnership interest. See instructions.	
K1 Partner's share of liabilities: Beginning Ending Nonrecourse \$ \$ Qualified nonrecourse financing \$ \$ Recourse \$ \$ K2 Check this box if item K1 includes liability amounts from lower-tier partnerships <input type="checkbox"/> K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions <input type="checkbox"/>	
L Partner's Capital Account Analysis Beginning capital account \$ 129,990 Capital contributed during the year . . . \$ Current year net income (loss) \$ (9) Other increase (decrease) (attach explanation) \$ Withdrawals and distributions \$ (Ending capital account \$ 129,981	
M Did the partner contribute property with a built-in gain (loss)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) (9)	14 Self-employment earnings (loss)
2 Net rental real estate income (loss)	
3 Other net rental income (loss)	15 Credits
4a Guaranteed payments for services	
4b Guaranteed payments for capital	16 Schedule K-3 is attached if checked <input type="checkbox"/>
4c Total guaranteed payments	17 Alternative minimum tax (AMT) items
5 Interest income	
6a Ordinary dividends	
6b Qualified dividends	18 Tax-exempt income and nondeductible expenses
6c Dividend equivalents	
7 Royalties	
8 Net short-term capital gain (loss)	19 Distributions
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	20 Other information
9c Unrecaptured section 1250 gain	
10 Net section 1231 gain (loss)	
11 Other income (loss)	Z * STMT
12 Section 179 deduction	21 Foreign taxes paid or accrued
13 Other deductions	
22 <input type="checkbox"/> More than one activity for at-risk purposes*	
23 <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	
For IRS Use Only	

Schedule K-1 Supplemental Information**2024 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**Amount**

Ordinary business income (loss)

_____(9)

Total

_____(9)

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.)

2024

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. ____	NO. ____	NO. ____	NO. ____	NO. ____
Ordinary Business Income (Loss)	(9)					
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 (REIT) Dividends						

Schedule K-1 Supplemental Information

2024

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 2024, 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
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123

☐ Final K-1

☐ Amended K-1

OMB No. 1545-0123

beginning 2024 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 <input type="checkbox"/> 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 <input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member																	
H1 <input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner																	
H2 <input type="checkbox"/> 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 <input type="checkbox"/>																	
J Partner's share of profit, loss, and capital (see instructions):																	
<table><thead><tr><th colspan="2">Beginning</th><th colspan="2">Ending</th></tr></thead><tbody><tr><td>Profit</td><td>5.4900000 %</td><td>5.4900000 %</td><td></td></tr><tr><td>Loss</td><td>5.4900000 %</td><td>5.4900000 %</td><td></td></tr><tr><td>Capital</td><td>8.2900000 %</td><td>8.2900000 %</td><td></td></tr></tbody></table>		Beginning		Ending		Profit	5.4900000 %	5.4900000 %		Loss	5.4900000 %	5.4900000 %		Capital	8.2900000 %	8.2900000 %	
Beginning		Ending															
Profit	5.4900000 %	5.4900000 %															
Loss	5.4900000 %	5.4900000 %															
Capital	8.2900000 %	8.2900000 %															
Check if decrease is due to: <input type="checkbox"/> Sale or <input type="checkbox"/> Exchange of partnership interest. See instructions.																	
K1 Partner's share of liabilities:																	
<table><thead><tr><th colspan="2">Beginning</th><th colspan="2">Ending</th></tr></thead><tbody><tr><td>Nonrecourse \$</td><td></td><td>\$</td><td></td></tr><tr><td>Qualified nonrecourse financing \$</td><td></td><td>\$</td><td></td></tr><tr><td>Recourse \$</td><td></td><td>\$</td><td></td></tr></tbody></table>		Beginning		Ending		Nonrecourse \$		\$		Qualified nonrecourse financing \$		\$		Recourse \$		\$	
Beginning		Ending															
Nonrecourse \$		\$															
Qualified nonrecourse financing \$		\$															
Recourse \$		\$															
K2 Check this box if item K1 includes liability amounts from lower-tier partnerships <input type="checkbox"/>																	
K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions <input type="checkbox"/>																	
L Partner's Capital Account Analysis																	
Beginning capital account \$ 259,980																	
Capital contributed during the year . . . \$																	
Current year net income (loss) \$ (18)																	
Other increase (decrease) (attach explanation) \$																	
Withdrawals and distributions \$ ()																	
Ending capital account \$ 259,962																	
M Did the partner contribute property with a built-in gain (loss)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) (18)	14 Self-employment earnings (loss)
2 Net rental real estate income (loss)	
3 Other net rental income (loss)	15 Credits
4a Guaranteed payments for services	
4b Guaranteed payments for capital	16 Schedule K-3 is attached if checked <input type="checkbox"/>
4c Total guaranteed payments	17 Alternative minimum tax (AMT) items
5 Interest income	
6a Ordinary dividends	
6b Qualified dividends	18 Tax-exempt income and nondeductible expenses
6c Dividend equivalents	
7 Royalties	
8 Net short-term capital gain (loss)	19 Distributions
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	20 Other information
9c Unrecaptured section 1250 gain	
10 Net section 1231 gain (loss)	
11 Other income (loss)	
	Z * STMT
12 Section 179 deduction	21 Foreign taxes paid or accrued
13 Other deductions	
22 <input type="checkbox"/> More than one activity for at-risk purposes*	
23 <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	
For IRS Use Only	

Schedule K-1 Supplemental Information

2024 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

Amount

Ordinary business income (loss)

(18)

Total

(18)

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.)

2024

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. 1	NO. ____	NO. ____	NO. ____	NO. ____	NO. ____
Ordinary Business Income (Loss)	(18)					
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 (REIT) Dividends						

Schedule K-1 Supplemental Information**2024**

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 2024, 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
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123

☐ Final K-1

☐ Amended K-1

OMB No. 1545-0123

beginning 2024 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 <input type="checkbox"/> 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 <input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member																	
H1 <input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner																	
H2 <input type="checkbox"/> 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 <input type="checkbox"/>																	
J Partner's share of profit, loss, and capital (see instructions):																	
<table><thead><tr><th colspan="2">Beginning</th><th colspan="2">Ending</th></tr></thead><tbody><tr><td>Profit</td><td>2.7500000 %</td><td>2.7500000 %</td><td></td></tr><tr><td>Loss</td><td>2.7500000 %</td><td>2.7500000 %</td><td></td></tr><tr><td>Capital</td><td>4.1500000 %</td><td>4.1500000 %</td><td></td></tr></tbody></table>		Beginning		Ending		Profit	2.7500000 %	2.7500000 %		Loss	2.7500000 %	2.7500000 %		Capital	4.1500000 %	4.1500000 %	
Beginning		Ending															
Profit	2.7500000 %	2.7500000 %															
Loss	2.7500000 %	2.7500000 %															
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Beginning		Ending															
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K2 Check this box if item K1 includes liability amounts from lower-tier partnerships <input type="checkbox"/>																	
K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions <input type="checkbox"/>																	
L Partner's Capital Account Analysis																	
Beginning capital account \$ 129,990																	
Capital contributed during the year . . . \$																	
Current year net income (loss) \$ (9)																	
Other increase (decrease) (attach explanation) \$																	
Withdrawals and distributions \$ ()																	
Ending capital account \$ 129,981																	
M Did the partner contribute property with a built-in gain (loss)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) (9)	14 Self-employment earnings (loss)
2 Net rental real estate income (loss)	
3 Other net rental income (loss)	15 Credits
4a Guaranteed payments for services	
4b Guaranteed payments for capital	16 Schedule K-3 is attached if checked <input type="checkbox"/>
4c Total guaranteed payments	17 Alternative minimum tax (AMT) items
5 Interest income	
6a Ordinary dividends	
6b Qualified dividends	18 Tax-exempt income and nondeductible expenses
6c Dividend equivalents	
7 Royalties	
8 Net short-term capital gain (loss)	19 Distributions
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	20 Other information
9c Unrecaptured section 1250 gain	
10 Net section 1231 gain (loss)	
11 Other income (loss)	Z * STMT
12 Section 179 deduction	21 Foreign taxes paid or accrued
13 Other deductions	
22 <input type="checkbox"/> More than one activity for at-risk purposes*	
23 <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	
For IRS Use Only	

Schedule K-1 Supplemental Information**2024 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**Amount**

Ordinary business income (loss)

_____(9)

Total

_____(9)

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.)

2024

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. ____	NO. ____	NO. ____	NO. ____	NO. ____
Ordinary Business Income (Loss)	(9)					
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 (REIT) Dividends						

Schedule K-1 Supplemental Information

2024

Partner's name

GUMER INVERSIONES LLC

Name of Partnership

HYG Real Estate LP

Partner's ID Number

30-1321418

Partnership EIN

32-0673486

Schedule K-3 Notification

The partnership has met the following criteria for tax year 2024, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

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Schedule K-1
(Form 1065)

Department of the Treasury
Internal Revenue Service

2024

651123

☐ Final K-1

☐ Amended K-1

OMB No. 1545-0123

beginning 2024 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 <input type="checkbox"/> 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.) 38-4204710																	
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. HYG DEVELOPER LLC 84 NE LOOP 410 STE 242 SAN ANTONIO, TX 78216																	
G <input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member																	
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J Partner's share of profit, loss, and capital (see instructions):																	
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Beginning		Ending															
Profit	1.0000000 %	1.0000000 %															
Loss	1.0000000 %	1.0000000 %															
Capital	1.0000000 %	1.0000000 %															
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Beginning		Ending															
Nonrecourse	\$		\$														
Qualified nonrecourse financing	\$		\$														
Recourse	\$		\$														
K2 Check this box if item K1 includes liability amounts from lower-tier partnerships <input type="checkbox"/>																	
K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions <input type="checkbox"/>																	
L Partner's Capital Account Analysis																	
Beginning capital account \$ (2)																	
Capital contributed during the year \$																	
Current year net income (loss) \$ (3)																	
Other increase (decrease) (attach explanation) \$																	
Withdrawals and distributions \$ ()																	
Ending capital account \$ (5)																	
M Did the partner contribute property with a built-in gain (loss)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)	14 Self-employment earnings (loss)
2 Net rental real estate income (loss)	
3 Other net rental income (loss)	15 Credits
4a Guaranteed payments for services	
4b Guaranteed payments for capital	16 Schedule K-3 is attached if checked <input type="checkbox"/>
4c Total guaranteed payments	17 Alternative minimum tax (AMT) items
5 Interest income	
6a Ordinary dividends	
6b Qualified dividends	18 Tax-exempt income and nondeductible expenses
6c Dividend equivalents	
7 Royalties	
8 Net short-term capital gain (loss)	19 Distributions
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	20 Other information
9c Unrecaptured section 1250 gain	
10 Net section 1231 gain (loss)	
11 Other income (loss)	
	Z * STMT
12 Section 179 deduction	21 Foreign taxes paid or accrued
13 Other deductions	
22 <input type="checkbox"/> More than one activity for at-risk purposes*	
23 <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	
For IRS Use Only	

Schedule K-1 Supplemental Information**2024 PG01**

Partner's name

HYG DEVELOPER LLC

Partner's ID Number

38-4204710

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)

_____(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.)

2024

Name(s) as shown on return
HYG Real Estate LP

Tax ID Number
32-0673486

Name(s) as shown on K1
HYG DEVELOPER LLC

Tax ID Number
38-4204710

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)	(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 (REIT) Dividends						

Schedule K-1 Supplemental Information

2024

Partner's name

HYG DEVELOPER LLC

Name of Partnership

HYG Real Estate LP

Partner's ID Number

38-4204710

Partnership EIN

32-0673486

Schedule K-3 Notification

The partnership has met the following criteria for tax year 2024, 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**

OMB No. 1545-0233

► **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 24 , 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.

Form **7004** (Rev. 12-2018)

E-file Authorization for Form 1065

OMB No. 1545-0123

(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.

2024

Department of the Treasury
Internal Revenue Service

For calendar year 2024, or tax year beginning , 2024, 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 23)	3	(330)
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 for the partnership taxable year to which the AAR relates.
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 2024 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 2024 electronically filed return of partnership income or AAR.

Partner or Member or PR signature: ³⁰⁶²³ Carlos Garza

Title: MEMBER

Date: 3/5/2025
02-25-2025**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 2024 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: 02-26-2025

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

For Paperwork Reduction Act Notice, see instructions.

Form 8879-PE (2024)

EEA

Federal Supporting Statements**2024 PG01**

Name(s) as shown on return

Tax ID Number

HYG Real Estate LP

32-0673486

Form 1065 - Line 21 - Other Deductions

Statement #4

Description**Amount**

Bank Charges

330

Total

330

Schedule M-2/Partners' Capital Reconciliation Worksheet

Form 1065

(Keep for your records)

2024

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	<u>3,134,637</u>
2	Book income (loss) (Schedule M-1, line 1, or Schedule M-3, page 1, line 11)	2	<u>(330)</u>
3	Capital contributions during the year (Schedule K-1, Item L)	3	
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	<u>3,134,307</u>
8	Ending partners' capital per balance sheet (Schedule L, column d, line 21)	8	<u>3,134,307</u>
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	<u>3,134,307</u>
2	Beginning partners' capital (Schedule L, column b, line 21)	2	<u>3,134,637</u>
3	Change in capital (line 1 minus line 2)	3	<u>(330)</u>
4	Ending partners' capital (Schedules K-1, item L)	4	<u>3,134,307</u>
5	Beginning partners' capital (Schedules K-1, item L)	5	<u>3,134,637</u>
6	Difference (line 4 minus line 5)	6	<u>(330)</u>

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	<u>(330)</u>
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	

(Keep for your records)

2024

Page 1

HYG Real Estate LP

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	129,990		(9)			129,981
GINKGO LIVING LLC	639,951		(45)			639,906
ARSAN INVESTMENTS PROMOTER LLC	584,955		(41)			584,914
HYG INVESTMENTS LLC	149,869		(119)			149,750
RODHER USA LLC	519,960		(36)			519,924
ESAI PROJECTS LLC	389,970		(27)			389,943
JORGE VILLAFUENTE JUAREZ	199,984		(14)			199,970
PSG INNOVATION AND CONSTRUCTIO	129,990		(9)			129,981
ARLO INVERSIONES LLC	259,980		(18)			259,962
GUMER INVERSIONES LLC	129,990		(9)			129,981
HYG DEVELOPER LLC	(2)		(3)			(5)
TOTALS	3,134,637		(330)			3,134,307

Qualified Business Income Information

Summary of Statement A - QBI PTE Reporting
(Keep for your records)

2024

Name(s) as shown on return

HYG Real Estate LP

Tax ID Number

32-0673486

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. ____	NO. ____		
Ordinary Business Income (Loss)	(330)								
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									

1065

K-1 Listing

2024

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

Partnership

HYG Real Estate LP

EIN

32-0673486

[illegible]

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

EIN
32-0673486

Description	**--***2298 EGI HOMES LLC	**--***9533 GINKGO LIVING	**--***3729 ARSAN INVESTME	**--***7793 HYG INVESTMENT	**--***5654 TRODHER USA LL	**--***0580 CESAI PROJECTS	***--**-1177 JORGE VILLAFUE
k Ordinary business income (loss)	(9)	(45)	(41)	(119)	(36)	(27)	(14)

EIN

32-0673486

Description	**-* PSG INNOVATION	**-* ARLO INVERSION	**-* GUMER INVERSION	**-* HYG DEVELOPER			Total
Ordinary business income (loss)	(9)	(18)	(9)	(3)			(330)

Power of Attorney and Declaration of Representative

OMB No. 1545-0150

For IRS Use Only

Received by:

Name _____

Telephone _____

Function _____

Date / /

► Go to www.irs.gov/Form2848 for instructions and the latest information.

Part I Power of Attorney

Caution: A separate Form 2848 must be completed for each taxpayer. Form 2848 will not be honored for any purpose other than representation before the IRS.

1 Taxpayer information. Taxpayer must sign and date this form on page 2, line 7.

Taxpayer name and address

HYG Real Estate LP

84 NE LOOP 410 STE 242

SAN ANTONIO, TX 78216

Taxpayer identification number(s)

32-0673486

Daytime telephone number

(210) 728-3834

Plan number (if applicable)

hereby appoints the following representative(s) as attorney(s)-in-fact:

2 Representative(s) must sign and date this form on page 2, Part II.

Name and address

SARA CRAWFORD

84 NE LOOP 410 STE 252

San Antonio, TX 78216

Check if to be sent copies of notices and communications ☐

CAF No. _____

PTIN **P00249911**

Telephone No. **(210) 728-3834**

Fax No. **(888) 811-4355**

Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

Name and address

CAF No. _____

PTIN _____

Telephone No. _____

Fax No. _____

Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

Name and address

CAF No. _____

PTIN _____

Telephone No. _____

Fax No. _____

Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

(Note: IRS sends notices and communications to only two representatives.)

Name and address

CAF No. _____

PTIN _____

Telephone No. _____

Fax No. _____

Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

(Note: IRS sends notices and communications to only two representatives.)

to represent the taxpayer before the Internal Revenue Service and perform the following acts:

3 Acts authorized (you are required to complete line 3). Except for the acts described in line 5b, I authorize my representative(s) to receive and inspect my confidential tax information and to perform acts I can perform with respect to the tax matters described below. For example, my representative(s) shall have the authority to sign any agreements, consents, or similar documents (see instructions for line 5a for authorizing a representative to sign a return).

Description of Matter (Income, Employment, Payroll, Excise, Estate, Gift, Whistleblower, Practitioner Discipline, PLR, FOIA, Civil Penalty, Sec. 4980H Shared Responsibility Payment, etc.) (see instructions)	Tax Form Number (1040, 941, 720, etc.) (if applicable)	Year(s) or Period(s) (if applicable) (see instructions)
INCOME TAX	1065	2024

4 Specific use not recorded on the Centralized Authorization File (CAF). If the power of attorney is for a specific use not recorded on

CAF, check this box. See Line 4. *Specific Use Not Recorded on CAF* in the instructions ☐

5a Additional acts authorized. In addition to the acts listed on line 3 above, I authorize my representative(s) to perform the following acts (see instructions for line 5a for more information):

☐ Access my IRS records via an Intermediate Service Provider;
☐ Authorize disclosure to third parties; ☐ Substitute or add representative(s); ☐ Sign a return; _____

☐ Other acts authorized: _____

- b Specific acts not authorized.** My representative(s) is (are) not authorized to endorse or otherwise negotiate any check (including directing or accepting payment by any means, electronic or otherwise, into an account owned or controlled by the representative(s) or any firm or other entity with whom the representative(s) is (are) associated) issued by the government in respect of a federal tax liability.

List any other specific deletions to the acts otherwise authorized in this power of attorney (see instructions for line 5b): _____

- 6 Retention/revocation of prior power(s) of attorney.** The filing of this power of attorney automatically revokes all earlier power(s) of attorney on file with the Internal Revenue Service for the same matters and years or periods covered by this form. If you **do not** want to revoke a prior power of attorney, check here _____ ☐

YOU MUST ATTACH A COPY OF ANY POWER OF ATTORNEY YOU WANT TO REMAIN IN EFFECT.

- 7 Taxpayer declaration and signature.** If a tax matter concerns a year in which a joint return was filed, each spouse must file a separate power of attorney even if they are appointing the same representative(s). If signed by a corporate officer, partner, guardian, tax matters partner, partnership representative (or designated individual, if applicable), executor, receiver, administrator, trustee, or individual other than the taxpayer, I certify I have the legal authority to execute this form on behalf of the taxpayer.

► **IF NOT COMPLETED, SIGNED, AND DATED, THE IRS WILL RETURN THIS POWER OF ATTORNEY TO THE TAXPAYER.**

Carlos Garza

3/5/2025

Signature

Date

Title (if applicable)

CG

HYG Real Estate LP

Print Name

Print name of taxpayer from line 1 if other than individual

Part II Declaration of Representative

Under penalties of perjury, by my signature below I declare that:

- I am not currently suspended or disbarred from practice, or ineligible for practice, before the Internal Revenue Service;
- I am subject to regulations in Circular 230 (31 CFR, Subtitle A, Part 10), as amended, governing practice before the Internal Revenue Service;
- I am authorized to represent the taxpayer identified in Part I for the matter(s) specified there; and
- I am one of the following:
 - a** Attorney - a member in good standing of the bar of the highest court of the jurisdiction shown below.
 - b** Certified Public Accountant - a holder of an active license to practice as a certified public accountant in the jurisdiction shown below.
 - c** Enrolled Agent - enrolled as an agent by the IRS per the requirements of Circular 230.
 - d** Officer - a bona fide officer of the taxpayer organization.
 - e** Full-Time Employee - a full-time employee of the taxpayer.
 - f** Family Member - a member of the taxpayer's immediate family (spouse, parent, child, grandparent, grandchild, step-parent, step-child, brother, or sister).
 - g** Enrolled Actuary - enrolled as an actuary by the Joint Board for the Enrollment of Actuaries under 29 U.S.C. 1242 (the authority to practice before the IRS is limited by section 10.3(d) of Circular 230).
 - h** Unenrolled Return Preparer - Authority to practice before the IRS is limited. An unenrolled return preparer may represent, provided the preparer (1) prepared and signed the return or claim for refund (or prepared if there is no signature space on the form); (2) was eligible to sign the return or claim for refund; (3) has a valid PTIN; and (4) possesses the required Annual Filing Season Program Record of Completion(s). **See Special Rules and Requirements for Unenrolled Return Preparers in the instructions for additional information.**
 - k** Qualifying Student or Law Graduate - receives permission to represent taxpayers before the IRS by virtue of his/her status as a law, business, or accounting student, or law graduate working in a LITC or STCP. See instructions for Part II for additional information and requirements.
 - r** Enrolled Retirement Plan Agent - enrolled as a retirement plan agent under the requirements of Circular 230 (the authority to practice before the Internal Revenue Service is limited by section 10.3(e)).

► **IF THIS DECLARATION OF REPRESENTATIVE IS NOT COMPLETED, SIGNED, AND DATED, THE IRS WILL RETURN THE POWER OF ATTORNEY. REPRESENTATIVES MUST SIGN IN THE ORDER LISTED IN PART I, LINE 2.**

Note: For designations d-f, enter your title, position, or relationship to the taxpayer in the "Licensing jurisdiction" column.

Designation - Insert above letter (a-r).	Licensing jurisdiction (State) or other licensing authority (if applicable)	Bar, license, certification, registration, or enrollment number (if applicable)	Signature	Date

Tax Information Authorization

- Go to www.irs.gov/Form8821 for instructions and the latest information.
- Don't sign this form unless all applicable lines have been completed.
- Don't use Form 8821 to request copies of your tax returns or to authorize someone to represent you. See instructions.

OMB No. 1545-1165
For IRS Use Only
Received by: _____
Name _____
Telephone _____
Function _____
Date _____

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

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

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

Name and address SARA CRAWFORD 84 NE LOOP 410 STE 252 San Antonio, TX 78216 Check if to be sent copies of notices and communications <input type="checkbox"/>	CAF No. _____ PTIN P00249911 Telephone No. (210) 728-3834 Fax No. (888) 811-4355 Check if new: Address <input type="checkbox"/> Telephone No. <input type="checkbox"/> Fax No. <input type="checkbox"/>
Name and address Check if to be sent copies of notices and communications <input type="checkbox"/>	CAF No. _____ PTIN _____ Telephone No. _____ Fax No. _____ Check if new: Address <input type="checkbox"/> Telephone No. <input type="checkbox"/> Fax No. <input type="checkbox"/>

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

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

(a) Type of Tax Information (Income, Employment, Payroll, Excise, Estate, Gift, Civil Penalty, Sec. 4980H Payments, etc.)	(b) Tax Form Number (1040, 941, 720, etc.)	(c) Year(s) or Period(s)	(d) Specific Tax Matters
INCOME TAX	1065	2024	

4 Specific use not recorded on Centralized Authorization File (CAF). If the tax information authorization is for a specific use not recorded on CAF, check this box. See the instructions. If you check this box, skip line 5 ► ☐

5 Retention/revocation of prior tax information authorizations. If the line 4 box is checked, skip this line. If the line 4 box isn't checked, the IRS will automatically revoke all prior tax information authorizations on file unless you check the line 5 box and **attach a copy** of the tax information authorization(s) that you want to retain ► ☐
To revoke a prior tax information authorization(s) without submitting a new authorization, see the line 5 instructions.

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

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

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

<u>Carlos Garza</u> Signature	<u>3/5/2025</u> Date
<u>CG</u> Print Name	 Title (if applicable)

eSignature - Certificate of Completion

Document id: **JSJK46M6**
Signatures: **5**
Initials: **2**
Requested by: **Dulce Valadez (dulce@correacrawford.com)**
Requestor IP address: **136.50.19.165**
Time zone: **UTC**
Document pages: **74**

Signers

Signer:	Carlos Garza carlosegarza@gmail.com	Signature Carlos Garza <i>Carlos Garza</i>
IP address:	45.177.43.254	
User id:	FWST1MB8V	Initials CG <i>CG</i>
Timestamp:	Sent - 02/26/2025 09:56 PM Opened - 02/28/2025 02:22 PM Signed - 03/05/2025 02:23 PM	