

Schedule K-1
(Form 1065)

Department of the Treasury
Internal Revenue Service

2025

For calendar year 2025, or tax year

beginning 2025 ending

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

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
87-1097602

B Partnership's name, address, city, state, and ZIP code
RET45 LLC
5 QUAKER ST
EDISON, NJ 08820

C IRS center where partnership filed return: KANSAS CITY, MO

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.)
153-15-4589

F Name, address, city, state, and ZIP code for partner entered in E. See instructions.
NUPUR SHAH
20 FARMHAVEN AVE
EDISON NJ 08820

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 16.66000% 16.66000%

Loss 16.66000% 16.66000%

Capital 16.66000% 16.66000%

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 \$ 13,957.

Capital contributed during the year \$

Current year net income (loss) \$ 93.

Other increase (decrease) (attach explanation) \$

Withdrawals and distributions \$ ()

Ending capital account \$ 14,050.

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 \$

Final K-1

Amended K-1

651123

OMB No. 1545-0123

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

1 Ordinary business income (loss) -233. A 14 Self-employment earnings (loss) -233.

2 Net rental real estate income (loss) 329. C 0.

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

4c Total guaranteed payments 17 Alternative minimum tax (AMT) items A -17.

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)

9a Net long-term capital gain (loss) 19 Distributions

9b Collectibles (28%) gain (loss)

9c Unrecaptured section 1250 gain 20 Other information

10 Net section 1231 gain (loss) Z * STMT

11 Other income (loss)

12 Section 179 deduction 21 Foreign taxes paid or accrued

13 Other deductions A 3.

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

Statement A—QBI Pass-through Entity Reporting

Partnership's name: RET45 LLC		Partnership's EIN: 87-1097602	
Partner's name: NUPUR SHAH		Partner's identifying no: 153-15-4589	
Partner's share of:	1065, Line 22	Q ORLANDO BETA LLC	
	☐ PTP	☐ PTP	☐ PTP
	☐ Aggregated	☐ Aggregated	☐ Aggregated
	☒ SSTB	☒ SSTB	☐ SSTB
QBI or qualified PTP items subject to partner-specific determinations:			
	Ordinary business income (loss)	- 233 .	
	Rental income (loss)		
	Royalty income (loss)		
	Section 1231 gain (loss)		
	Other income (loss)		
	Section 179 deduction		
	Other deductions		
W-2 wages			
UBIA of qualified property			
Qualified REIT dividends			

Statement A—QBI Pass-through Entity Reporting

Partnership's name:		Partnership's EIN:	
Partner's name:		Partner's identifying no:	
Partner's share of:			
	☐ PTP	☐ PTP	☐ PTP
	☐ Aggregated	☐ Aggregated	☐ Aggregated
	☐ SSTB	☐ SSTB	☐ SSTB
QBI or qualified PTP items subject to partner-specific determinations:			
	Ordinary business income (loss)		
	Rental income (loss)		
	Royalty income (loss)		
	Section 1231 gain (loss)		
	Other income (loss)		
	Section 179 deduction		
	Other deductions		
W-2 wages			
UBIA of qualified property			
Qualified REIT dividends			