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

Schedule K-1 (Form 1065) **2024**

Department of the Treasury
Internal Revenue Service

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
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	$ 13,611.
Capital contributed during the year	$
Current year net income (loss)	$ 346.
Other increase (decrease) (attach explanation)	$
Withdrawals and distributions	$ ( )
Ending capital account	$ 13,957.

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)		-209.
2	Net rental real estate income (loss)		556.
3	Other net rental income (loss)		
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital		
4c	Total guaranteed payments		
5	Interest income		1.
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	A	3.
14	Self-employment earnings (loss)	A	-209.
		C	-1.
15	Credits		
16	Schedule K-3 is attached if checked ☐		
17	Alternative minimum tax (AMT) items	A	-20.
18	Tax-exempt income and nondeductible expenses		
19	Distributions		
20	Other information	A	1.
		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

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		
	1065, Line 22	Q ORLANDO BETA LLC	
Partner's share of:	☐ PTP ☐ Aggregated ☒ SSTB	☐ PTP ☐ Aggregated ☒ SSTB	☐ PTP ☐ Aggregated ☐ SSTB
QBI or qualified PTP items subject to partner-specific determinations:			
Ordinary business income (loss)	-208.		
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 ☐ Aggregated ☐ SSTB	☐ PTP ☐ Aggregated ☐ SSTB	☐ PTP ☐ Aggregated ☐ 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			

Schedule NJK-1
(Form NJ-1065)

State of New Jersey
Partner's Share of Income

2024

For Calendar Year 2024, or Fiscal Year Beginning ____________, 2024 and ending ____________, 20____

Part I General Information

Partner's SS # or Federal EIN (Do not use EIN of a disregarded entity. See instr.) 153-15-4589	Partnership's Federal EIN 87-1097602
Partner's Name NUPUR SHAH	Partnership's Name RET45 LLC
Street Address 20 FARMHAVEN AVE	Partnership's Street Address 5 QUAKER ST
City EDISON · State NJ · ZIP Code 08820	City EDISON · State NJ · ZIP Code 08820

What type of entity is partner? (see instructions) RIG (Code)

Date partner's interest in partnership began: 06/08/2021 (Month Day Year)

☐ Final NJK-1 ☐ Hedge Fund

☐ Amended NJK-1 ☐ Member of Composite Return

☐ If the partner is a disregarded entity, check the box and enter the partner's:

Federal EIN ____________ Name ____________

Enter partner's percentage of:

	(i) Before Decrease or Termination	(ii) End of Year
Profit Sharing	16.66000%	16.66000%
Loss Sharing	16.66000%	16.66000%
Capital Ownership	16.66000%	16.66000%

Part II Income Information

Income Classification	A. Total Distribution	NJ-1040 Filers Enter Amounts on Line Shown Below	B. New Jersey Source Amounts	NJ-1040NR Filers
1. Partnership Income (Loss)	348.		348.	
2. Net Guaranteed Payments				
3. Partner's 401(k) Contribution				
4. Distributive Share of Partnership Income (loss) (Line 1 plus line 2 minus line 3)	348.	Line 21	348.	Line 23
5. Pension		Line 20a		
6. Net Gain (Loss) From Disposition of Assets as a Result of a Complete Liquidation		Line 19		Line19

Part III Partner's Information

1. Nonresident Partner's Share of NJ Tax	1.		Line 10b, Page 1, CBT-100 Line 8b, Page 1, CBT-100S Line 10, Page 1, CBT-100U Schedule T, NJ-CBT-1065 Line 52, NJ-1040NR Line 23, NJ-1080C Line 35a, NJ-1041
2. Partner's HEZ Deduction	2.		
3. Partner's Sheltered Workshop Tax Credit	3.		
4. Share of Pass-Through Business Alternative Income Tax	4.		

Part IV Supplemental Information (Attach Schedule)

SEE FEDERAL K-1 SUPPLEMENTAL INFORMATION.