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1785 INDIAN WOOD CIRCLE
MAUMEE OH 43537-4010

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JULY 19, 2021

ST. JOSEPH'S COMMONS, L.P.
2554 WEST 25TH STREET
CLEVELAND, OH 44113

ST. JOSEPH'S COMMONS, L.P.:

ENCLOSED ARE YOUR PARTNERSHIP TAX RETURNS, AS FOLLOWS:

2020 U.S. RETURN OF PARTNERSHIP INCOME

2020 CENTRAL COLLECTION AGENCY RETURN OF PARTNERSHIP INCOME

THIS RETURN HAS QUALIFIED FOR ELECTRONIC FILING. AFTER YOU HAVE REVIEWED ALL OF THE RETURNS LISTED ABOVE FOR COMPLETENESS AND ACCURACY, PLEASE SIGN, DATE AND RETURN FORM 8879-PE IN ACCORDANCE WITH THE ENCLOSED INSTRUCTIONS. ANY RETURNS NOT BEING E-FILED SHOULD BE SIGNED, DATED AND FILED IN ACCORDANCE WITH THE FILING INSTRUCTIONS.

THESE RETURNS WERE PREPARED FROM INFORMATION PROVIDED BY YOU. BEFORE SIGNING AND FILING THESE RETURNS, YOU SHOULD REVIEW THEM CAREFULLY TO BE SURE THERE ARE NO OMISSIONS OR MISSTATEMENTS.

AN ELECTRONIC COPY OF YOUR RETURNS CAN BE DOWNLOADED FROM SAFESEND, UNLESS YOU HAVE CHOSEN TO RECEIVE A PAPER COPY. WE SUGGEST THAT YOU RETAIN A COPY OF YOUR RETURNS INDEFINITELY. WE SINCERELY APPRECIATE THE OPPORTUNITY TO SERVE YOU. PLEASE CONTACT US IF YOU HAVE ANY QUESTIONS REGARDING YOUR TAX RETURNS.

SINCERELY,

GILMORE JASION MAHLER, LTD

2020 TAX RETURN FILING INSTRUCTIONS

U.S. RETURN OF PARTNERSHIP INCOME

FOR THE YEAR ENDING

DECEMBER 31, 2020

PREPARED FOR:

ST. JOSEPH'S COMMONS, L.P.
2554 WEST 25TH STREET
CLEVELAND, OH 44113

PREPARED BY:

GILMORE JASION MAHLER, LTD
1785 INDIAN WOOD CIRCLE
MAUMEE, OH 43537

TO BE SIGNED AND DATED BY:

A GENERAL PARTNER

AMOUNT OF TAX:

NOT APPLICABLE

MAIL TAX RETURN TO:

UNLESS YOU HAVE ALREADY SIGNED YOUR E-FILE AUTHORIZATION FORM(S) ELECTRONICALLY VIA SAFESEND, PLEASE SIGN, DATE AND RETURN FORM 8879 TO OUR OFFICE. SIGNED FORMS CAN BE SENT VIA E-MAIL AT EFILE-GJM@GJMLTD.COM OR VIA FAX AT (419)794-2090. ONCE RECEIVED, WE WILL SUBMIT YOUR ELECTRONIC RETURN TO THE IRS.

FORMS TO BE DISTRIBUTED TO PARTNERS:

ENCLOSED ARE COPIES OF SCHEDULE K-1 TO BE DISTRIBUTED TO THE PARTNERS.

RETURN MUST BE MAILED ON OR BEFORE:

RETURN FEDERAL FORM 8879-PE TO US BY SEPTEMBER 15, 2021.

SPECIAL INSTRUCTIONS:

DO NOT MAIL THE PAPER COPY OF THE RETURN TO THE IRS.

Form **8879-PE**

IRS e-file Signature Authorization for Form 1065

OMB No. 1545-0123

2020

Department of the Treasury
Internal Revenue Service

- ▶ ERO must obtain and retain completed Form 8879-PE.
- ▶ Go to www.irs.gov/Form8879PE for the latest information.

For calendar year 2020, or tax year beginning , 2020, ending , 20

Name of partnership **ST. JOSEPH'S COMMONS, L.P.** Employer identification number **83-0624928**

Part I Tax Return Information (Whole dollars only)	
1 Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1
2 Gross profit (Form 1065, line 3)	2
3 Ordinary business income (loss) (Form 1065, line 22)	3
4 Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4 -409,961.
5 Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5

Part II Declaration and Signature Authorization of Partner or Member
(Be sure to get a copy of the partnership's return.)

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2020 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner's or Member's PIN: check one box only

I authorize GILMORE JASION MAHLER, LTD to enter my PIN 24928
ERO firm name Don't enter all zeros
 as my signature on the partnership's 2020 electronically filed return of partnership income.

As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2020 electronically filed return of partnership income.

Partner's or member's signature ▶ _____
 Title ▶ REPRESENTATIVE Date ▶ _____

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 34514592587
Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2020 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return 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 ▶ GILMORE JASION MAHLER, LTD Date ▶ 07/19/21

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** (2020)

LHA

U.S. Return of Partnership Income

Department of the Treasury
Internal Revenue Service

For calendar year 2020, or tax year beginning _____, _____, ending _____, _____
▶ **Go to www.irs.gov/Form1065 for instructions and the latest information.**

2020

A Principal business activity RENTAL	Type or Print	Name of partnership ST. JOSEPH'S COMMONS, L.P.	D Employer identification number 83-0624928
B Principal product or service REAL ESTATE		Number, street, and room or suite no. If a P.O. box, see instructions. 2554 WEST 25TH STREET	E Date business started 05/21/2018
C Business code number 531110		City or town, state or province, country, and ZIP or foreign postal code CLEVELAND OH 44113	F Total assets \$12,832,671.

G Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return

H Check accounting method: (1) Cash (2) Accrual (3) Other (specify) ▶ _____

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶ **2**

J Check if Schedules C and M-3 are attached ▶

K Check if partnership: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes

Caution: Include **only** trade or business income and expenses on lines 1a through 22 below. See instructions for more information.

Income	1 a Gross receipts or sales	1a	
	b Returns and allowances	1b	
	c Balance. Subtract line 1b from line 1a		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
	16 a 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 Other deductions (attach statement)		20	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20		21	
22 Ordinary business income (loss). Subtract line 21 from line 8		22	0.
Tax and Payments	23 Interest due under the look-back method-completed long-term contracts (attach Form 8697)		23
	24 Interest due under the look-back method-income forecast method (attach Form 8866)		24
	25 BBA AAR imputed underpayment (see instructions)		25
	26 Other taxes (see instructions)		26
	27 Total balance due. Add lines 23 through 26		27
	28 Payment (see instructions)		28
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed		29
	30 Overpayment. If line 28 is larger than line 27, enter overpayment		30

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.

▶ Signature of partner or limited liability company member _____ ▶ Date _____

May the IRS discuss this return with the preparer shown below? See instr. **Yes** **No**

Paid Preparer Use Only	Print/Type preparer's name KATHI M. IOTT, CPA	Preparer's signature KATHI M. IOTT, CPA	Date 07/19/21	Check <input type="checkbox"/> if self-employed	PTIN P00292587
	Firm's name ▶ GILMORE JASION MAHLER, LTD	Firm's EIN ▶ 34-1827159			
	Firm's address ▶ 1785 INDIAN WOOD CIRCLE MAUMEE, OH 43537	Phone no. 419-794-2000			

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 checked="" type="checkbox"/> Domestic limited partnership	c <input type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership		
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other ▶				
2 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership				X	
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
3 At the end of the tax year, did the partnership:					
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below					X
(i) Name of Corporation		(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock	
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity		(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
4 Does the partnership satisfy all four of the following conditions?				Yes	No
a The partnership's total receipts for the tax year were less than \$250,000.					
b The partnership's total assets at the end of the tax year were less than \$ 1 million.					
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.					
d The partnership is not filing and is not required to file Schedule M-3 If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1.					X
5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?					X
6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					X
7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					X
8 At any time during calendar year 2020, 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
10 a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.					X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions					X

Schedule B Other Information (continued)

	Yes	No
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year)		
12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions		
14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership		X
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return		
16 a Did you make any payments in 2020 that would require you to file Form(s) 1099? See instructions	X	
b If "Yes," did you or will you file required Form(s) 1099?	X	
17 Enter the number of Forms 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return		
18 Enter the number of partners that are foreign governments under section 892		
19 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		X
21 Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?		X
22 During the tax year, did the partnership pay or accrue any interest or royalty for which one or more partners are not allowed a deduction under section 267A? See instructions If "Yes," enter the total amount of the disallowed deductions \$		X
23 Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions	X	
24 Does the partnership satisfy one or more of the following? See instructions a The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense. b The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$26 million and the partnership has business interest. c The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		X
25 Is the partnership 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	SHERRI BRANDON	
U.S. address of PR	2554 WEST 25TH STREET CLEVELAND, OH 44113	U.S. phone number of PR
		216-781-2250
If the PR is an entity, name of the designated individual for the PR	SHERRI BRANDON	
U.S. address of designated individual	2254 WEST 25TH STREET CLEVELAND, OH 44113	U.S. phone number of designated individual
		216-781-2250

26 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 16 \$		X
27 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		
28 At any time during the tax year, were there any transfers between the partnership and its partners subject to the disclosure requirements of Regulations section 1.707-8?		X
29 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

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	0.
	2 Net rental real estate income (loss) (attach Form 8825) SEE STATEMENT 1	2	-409,961.
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Guaranteed payments: a Services 4a b Capital 4b		
	c Total. Add lines 4a and 4b	4c	
	5 Interest income	5	
	6 Dividends and dividend equivalents: a Ordinary dividends b Qualified dividends 6b c Dividend equivalents 6c	6a	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a		
	b Collectibles (28%) gain (loss) 9b		
	c Unrecaptured section 1250 gain (attach statement) 9c		
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type (2) Amount 13c(2)		
d Other deductions (see instructions) Type	13d		
Self-Employment	14a Net earnings (loss) from self-employment	14a	0.
	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) SEE STATEMENT 2	15b	220,077.
	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	
Foreign Transactions	16a Name of country or U.S. possession		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level Foreign gross income sourced at partnership level	16c	
	d Reserved for future use e Foreign branch category	16e	
	f Passive category g General category h Other	16h	
	Deductions allocated and apportioned at partner level		
	i Interest expense j Other	16j	
	Deductions allocated and apportioned at partnership level to foreign source income		
	k Reserved for future use l Foreign branch category	16l	
	m Passive category n General category o Other	16o	
	p Total foreign taxes (check one): Paid Accrued	16p	
	q Reduction in taxes available for credit (attach statement)	16q	
r Other foreign tax information (attach statement) SEE STATEMENT 4			
Alternative 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) STMT 3			

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p					1	-409,961.
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				-409,961.		

Schedule L Balance Sheets per Books

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash		237.		122,857.
2a Trade notes and accounts receivable			4,542.	
b Less allowance for bad debts				4,542.
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)				
b Mortgage and real estate loans				
8 Other investments (attach statement)				
9a Buildings and other depreciable assets			11,971,692.	
b Less accumulated depreciation			182,581.	11,789,111.
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				672,200.
12a Intangible assets (amortizable only)			227,992.	
b Less accumulated amortization			39,031.	188,961.
13 Other assets (attach statement)	STATEMENT 5	4,345,305.		55,000.
14 Total assets		4,345,542.		12,832,671.
Liabilities and Capital				
15 Accounts payable		642,908.		251,071.
16 Mortgages, notes, bonds payable in less than 1 year				7,495,000.
17 Other current liabilities (attach statement)	STATEMENT 6	0.		35,170.
18 All nonrecourse loans				1,350,000.
19a Loans from partners (or persons related to partners)				
b Mortgages, notes, bonds payable in 1 year or more		2,752,729.		
20 Other liabilities (attach statement)	STATEMENT 7	0.		754,617.
21 Partners' capital accounts		949,905.		2,946,813.
22 Total liabilities and capital		4,345,542.		12,832,671.

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

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

1 Net income (loss) per books		6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a Tax-exempt interest \$
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize):
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):		a Depreciation \$
a Depreciation \$		8 Add lines 6 and 7
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5
5 Add lines 1 through 4		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	949,905.	6 Distributions: a Cash	
2 Capital contributed: a Cash	2,374,763.	b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	-409,961.	8 Add lines 6 and 7	
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	2,914,707.
5 Add lines 1 through 4	2,914,707.		

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

OMB No. 1545-0123

▶ Attach to Form 1065 or Form 1120S.
 ▶ Go to www.irs.gov/Form8825 for the latest information.

Name ST. JOSEPH'S COMMONS, L.P.	Employer identification number 83 0624928
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1	Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.			
	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A	2554 WEST 25TH ST CLEVELAND, OH 44113	2	92	0
B				
C				
D				

		Properties			
		A	B	C	D
Rental Real Estate Income					
2 Gross rents	2	102,400.			
Rental Real Estate Expenses					
3 Advertising	3	39,612.			
4 Auto and travel	4				
5 Cleaning and maintenance	5	18,668.			
6 Commissions	6				
7 Insurance	7	9,568.			
8 Legal and other professional fees	8	18,920.			
9 Interest	9	140,661.			
10 Repairs	10				
11 Taxes	11	3,358.			
12 Utilities	12	3,050.			
13 Wages and salaries	13				
14 Depreciation (see instructions)	14	214,687.			
15 Other (list) ▶ <u>STMT 9</u>	15	63,837.			
16 Total expenses for each property. Add lines 3 through 15	16	512,361.			
17 Income or (Loss) from each property. Subtract line 16 from line 2	17	-409,961.			

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	102,400.
b Total expenses. Add total expenses from line 16, columns A through H	18b	(512,361.)
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19	
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a	
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:		
(1) Name	(2) Employer identification number	
_____	_____	
_____	_____	
_____	_____	
21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:	21	-409,961.

• Form 1065 or 1120S: Schedule K, line 2

1	Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.			
	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see below for list	Fair Rental Days	Personal Use Days
E			
F			
G			
H			

		Properties			
		E	F	G	H
Rental Real Estate Income					
2 Gross rents	2				
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7				
8 Legal and other professional fees ..	8				
9 Interest	9				
10 Repairs	10				
11 Taxes	11				
12 Utilities	12				
13 Wages and salaries	13				
14 Depreciation (see instructions)	14				
15 Other (list) ▶	15				
16 Total expenses for each property. Add lines 3 through 15	16				
17 Income or (Loss) from each property. Subtract line 16 from line 2	17				

Allowable Codes for Type of Property

- 1 - Single Family Residence
- 2 - Multi-Family Residence
- 3 - Vacation or Short-Term Rental
- 4 - Commercial
- 5 - Land
- 6 - Royalties
- 7 - Self-Rental
- 8 - Other (include description with the code on Form 8825 or on a separate statement)

**SCHEDULE B-1
(Form 1065)**

(Rev. August 2019)
Department of the Treasury
Internal Revenue Service

**Information on Partners Owning 50% or
More of the Partnership**

▶ Attach to Form 1065.

OMB No. 1545-0123

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

Name of partnership

Employer identification number

ST. JOSEPH'S COMMONS, L.P.

83-0624928

Part I Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2a (Question 3a for 2009 through 2017))

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(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
NDC CORPORATE EQUITY FUND XV, L.P. C/O ND	83-1506679	PARTNERSHIP	UNITED STATES	99.99

Part II Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2b (Question 3b for 2009 through 2017))

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule B-1 (Form 1065) (Rev. 8-2019)

**SCHEDULE C
(Form 1065)**

(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Additional Information for Schedule M-3 Filers

▶ **Attach to Form 1065. See separate instructions.**
▶ **Information about Schedule C (Form 1065) and its instructions is at www.irs.gov/form1065.**

OMB No. 1545-0123

Name of partnership

Employer identification number

ST. JOSEPH ' S COMMONS , L.P.

83-0624928

	Yes	No
1 At any time during the tax year, were there any transfers between the partnership and its partners subject to the disclosure requirements of Regulations section 1.707-8?		X
2 Does any amount reported on Schedule M-3, Part II, lines 7 or 8, column (d), reflect allocations to this partnership from another partnership of income, gain, loss, deduction, or credit that are disproportionate to this partnership's share of capital in that partnership or its ratio for sharing other items of that partnership?		X
3 At any time during the tax year, did the partnership sell, exchange, or transfer any interest in an intangible asset to a related person as defined in sections 267(b) and 707(b)(1)?		X
4 At any time during the tax year, did the partnership acquire any interest in an intangible asset from a related person as defined in sections 267(b) and 707(b)(1)?		X
5 At any time during the tax year, did the partnership make any change in accounting principle for financial accounting purposes? See instructions for a definition of change in accounting principle		X
6 At any time during the tax year, did the partnership make any change in a method of accounting for U.S. income tax purposes?		X

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule C (Form 1065) (Rev. 12-2014)

SCHEDULE M-3

(Form 1065)

Department of the Treasury
Internal Revenue Service

**Net Income (Loss) Reconciliation
for Certain Partnerships**

▶ Attach to Form 1065.
▶ Go to www.irs.gov/Form1065 for instructions and the latest information.

OMB No. 1545-0123

2020

Name of partnership ST. JOSEPH 'S COMMONS, L.P.	Employer identification number 83-0624928
---	---

This Schedule M-3 is being filed because (check all that apply):

- A The amount of the partnership's total assets at the end of the tax year is equal to \$10 million or more.
- B The amount of the partnership's adjusted total assets for the tax year is equal to \$10 million or more. If box B is checked, enter the amount of adjusted total assets for the tax year 13,242,632.
- C The amount of total receipts for the tax year is equal to \$35 million or more. If box C is checked, enter the total receipts for the tax year _____.
- D An entity that is a reportable entity partner with respect to the partnership owns or is deemed to own an interest of 50% or more in the partnership's capital, profit, or loss on any day during the tax year of the partnership.

Name of Reportable Entity Partner	Identifying Number	Maximum Percentage Owned or Deemed Owned
NDC CORPORATE EQUITY FUND XV, LP	83-1506679	99.9900%

- E Voluntary filer.

Part I Financial Information and Net Income (Loss) Reconciliation

- 1a Did the partnership file SEC Form 10-K for its income statement period ending with or within this tax year?
 - Yes. Skip lines 1b and 1c and complete lines 2 through 11 with respect to that SEC Form 10-K.
 - No. Go to line 1b. See instructions if multiple non-tax-basis income statements are prepared.
- b Did the partnership prepare a certified audited non-tax-basis income statement for that period?
 - Yes. Skip line 1c and complete lines 2 through 11 with respect to that income statement.
 - No. Go to line 1c.
- c Did the partnership prepare a non-tax-basis income statement for that period?
 - Yes. Complete lines 2 through 11 with respect to that income statement.
 - No. Skip lines 2 through 3b and enter the partnership's net income (loss) per its books and records on line 4a.
- 2 Enter the income statement period: Beginning 01/01/2020 Ending 12/31/2020
- 3a Has the partnership's income statement been restated for the income statement period on line 2?
 - Yes. (If "Yes," attach a statement and the amount of each item restated.)
 - No.
- b Has the partnership's income statement been restated for any of the 5 income statement periods immediately preceding the period on line 2?
 - Yes. (If "Yes," attach a statement and the amount of each item restated.)
 - No.

4a Worldwide consolidated net income (loss) from income statement source identified on Part I, line 1	4a	-377,855.
b Indicate accounting standard used for line 4a. See instructions.		
1 <input checked="" type="checkbox"/> GAAP 2 <input type="checkbox"/> IFRS 3 <input type="checkbox"/> Section 704(b)		
4 <input type="checkbox"/> Tax-basis 5 <input type="checkbox"/> Other (specify) ▶ _____		
5a Net income from nonincludible foreign entities (attach statement)	5a	()
b Net loss from nonincludible foreign entities (attach statement and enter as a positive amount)	5b	
6a Net income from nonincludible U.S. entities (attach statement)	6a	()
b Net loss from nonincludible U.S. entities (attach statement and enter as a positive amount)	6b	
7a Net income (loss) of other foreign disregarded entities (attach statement)	7a	
b Net income (loss) of other U.S. disregarded entities (attach statement)	7b	
8 Adjustment to eliminations of transactions between includible entities and nonincludible entities (attach stmt.)	8	
9 Adjustment to reconcile income statement period to tax year (attach statement)	9	
10 Other adjustments to reconcile to amount on line 11 (attach statement)	10	
11 Net income (loss) per income statement of the partnership. Combine lines 4a through 10	11	-377,855.

Note: Part I, line 11, must equal Part II, line 26, column (a); or Form 1065, Schedule M-1, line 1. See instructions.

- 12 Enter the total amount (not just the partnership's share) of the assets and liabilities of all entities included or removed on the following lines.

	Total Assets	Total Liabilities
a Included on Part I, line 4	12,832,671.	9,885,858.
b Removed on Part I, line 5		
c Removed on Part I, line 6		
d Included on Part I, line 7		

For Paperwork Reduction Act Notice, see the instructions for your return.

Schedule M-3 (Form 1065) 2020

Name of partnership **ST. JOSEPH'S COMMONS, L.P.** Employer identification number **83-0624928**

Part II Reconciliation of Net Income (Loss) per Income Statement of Partnership With Income (Loss) per Return

Income (Loss) Items	(a) Income (Loss) per Income Statement	(b) Temporary Difference	(c) Permanent Difference	(d) Income (Loss) per Tax Return
Attach statements for lines 1 through 10.				
1 Income (loss) from equity method foreign corporations				
2 Gross foreign dividends not previously taxed				
3 Subpart F, QEF, and similar income inclusions				
4 Gross foreign distributions previously taxed				
5 Income (loss) from equity method U.S. corporations				
6 U.S. dividends				
7 Income (loss) from U.S. partnerships				
8 Income (loss) from foreign partnerships				
9 Income (loss) from other pass-through entities				
10 Items relating to reportable transactions				
11 Interest income (see instructions)				
12 Total accrual to cash adjustment				
13 Hedging transactions				
14 Mark-to-market income (loss)				
15 Cost of goods sold (see instructions)	()			()
16 Sale versus lease (for sellers and/or lessors)				
17 Section 481(a) adjustments				
18 Unearned/deferred revenue				
19 Income recognition from long-term contracts				
20 Original issue discount and other imputed interest				
21a Income statement gain/loss on sale, exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities				
b Gross capital gains from Schedule D, excluding amounts from pass-through entities				
c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses				
d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses				
e Abandonment losses				
f Worthless stock losses (attach statement)				
g Other gain/loss on disposition of assets other than inventory				
22 Other income (loss) items with differences (attach statement)				
23 Total income (loss) items. Combine lines 1 through 22				
24 Total expense/deduction items. (From Part III, line 31) (see instructions)	-362,273.	-32,106.		-394,379.
25 Other items with no differences STMT 10	-15,582.			-15,582.
26 Reconciliation totals. Combine lines 23 through 25	-377,855.	-32,106.		-409,961.

Note: Line 26, column (a), must equal Part I, line 11, and column (d) must equal Form 1065, Analysis of Net Income (Loss), line 1.

Name of partnership **ST. JOSEPH'S COMMONS, L.P.** Employer identification number **83-0624928**

Part III Reconciliation of Net Income (Loss) per Income Statement of Partnership With Income (Loss) per Return - Expense/Deduction Items

Expense/Deduction Items	(a) Expense per Income Statement	(b) Temporary Difference	(c) Permanent Difference	(d) Deduction per Tax Return
1 State and local current income tax expense				
2 State and local deferred income tax expense				
3 Foreign current income tax expense (other than foreign withholding taxes)				
4 Foreign deferred income tax expense				
5 Equity-based compensation				
6 Meals and entertainment				
7 Fines and penalties				
8 Judgments, damages, awards, and similar costs				
9 Guaranteed payments				
10 Pension and profit-sharing				
11 Other post-retirement benefits				
12 Deferred compensation				
13 Charitable contribution of cash and tangible property				
14 Charitable contribution of intangible property				
15 Organizational expenses as per Regulations section 1.709-2(a)				
16 Syndication expenses as per Regulations section 1.709-2(b) ..				
17 Current year acquisition/reorganization investment banking fees				
18 Current year acquisition/reorganization legal and accounting fees				
19 Amortization/impairment of goodwill				
20 Amortization of acquisition, reorganization, and start-up costs				
21 Other amortization or impairment write-offs STMT 12	39,031.			39,031.
22 Reserved for future use				
23a Depletion - oil & gas				
b Depletion - other than oil & gas				
24 Intangible drilling and development costs (IDC)				
25 Depreciation	182,581.	32,106.		214,687.
26 Bad debt expense				
27 Interest expense (see instructions)	140,661.			140,661.
28 Purchase versus lease (for purchasers and/or lessees)				
29 Research and development costs				
30 Other expense/deduction items with differences (attach statement)				
31 Total expense/deduction items. Combine lines 1 through 30. Enter here and on Part II, line 24, reporting positive amounts as negative and negative amounts as positive	362,273.	32,106.		394,379.

Depreciation and Amortization
(Including Information on Listed Property) OTHER 1

2020

Attachment
Sequence No. 179

Department of the Treasury
Internal Revenue Service (99)

▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

▶ Attach to your tax return.

Name(s) shown on return

Business or activity to which this form relates

Identifying number

ST. JOSEPH'S COMMONS, L.P.

83-0624928

Part I Election To Expense Certain Property Under Section 179 Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	1,040,000.
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation	3	2,590,000.
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2019 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13	Carryover of disallowed deduction to 2021. Add lines 9 and 10, less line 12	▶ 13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	

Part III MACRS Depreciation (Don't include listed property. See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2020	17	
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here	<input type="checkbox"/>	

Section B - Assets Placed in Service During 2020 Tax Year Using the General Depreciation System

	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a	3-year property						
b	5-year property						
c	7-year property						
d	10-year property						
e	15-year property						
f	20-year property						
g	25-year property			25 yrs.		S/L	
h	Residential rental property	/		27.5 yrs.	MM	S/L	
		/		27.5 yrs.	MM	S/L	
i	Nonresidential real property	/		39 yrs.	MM	S/L	
		/			MM	S/L	

Section C - Assets Placed in Service During 2020 Tax Year Using the Alternative Depreciation System

20a	Class life					S/L	
b	12-year			12 yrs.		S/L	
c	30-year	/		30 yrs.	MM	S/L	
d	40-year	/		40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instr.	22	
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A - Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? Yes No 24b If "Yes," is the evidence written? Yes No

Table with 9 columns: (a) Type of property, (b) Date placed in service, (c) Business/investment use percentage, (d) Cost or other basis, (e) Basis for depreciation, (f) Recovery period, (g) Method/Convention, (h) Depreciation deduction, (i) Elected section 179 cost.

25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use 25

26 Property used more than 50% in a qualified business use: Table with 9 columns for percentage and cost.

27 Property used 50% or less in a qualified business use: Table with 9 columns for percentage and cost.

28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1 29

Section B - Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

Table for Section B with 6 main rows (30-36) and 12 sub-columns for vehicle types and personal use availability.

Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons.

Table for Section C with 5 rows (37-41) and 2 columns (Yes/No).

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.

Part VI Amortization

Table for Section C with 6 columns: (a) Description of costs, (b) Date amortization begins, (c) Amortizable amount, (d) Code section, (e) Amortization period or percentage, (f) Amortization for this year.

42 Amortization of costs that begins during your 2020 tax year: Table with 6 columns.

43 Amortization of costs that began before your 2020 tax year 43

44 Total. Add amounts in column (f). See the instructions for where to report 44

Depreciation and Amortization
(Including Information on Listed Property)

Department of the Treasury
Internal Revenue Service (99)

▶ **Go to www.irs.gov/Form4562 for instructions and the latest information.**

▶ **Attach to your tax return.**

Name(s) shown on return ST. JOSEPH'S COMMONS, L.P.	Business or activity to which this form relates	Identifying number 83-0624928
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Part I Election To Expense Certain Property Under Section 179 Note: If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,040,000.
2 Total cost of section 179 property placed in service (see instructions)	2	
3 Threshold cost of section 179 property before reduction in limitation	3	2,590,000.
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6 (a) Description of property (b) Cost (business use only) (c) Elected cost		
7 Listed property. Enter the amount from line 29	7	
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9 Tentative deduction. Enter the smaller of line 5 or line 8	9	
10 Carryover of disallowed deduction from line 13 of your 2019 Form 4562	10	
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13 Carryover of disallowed deduction to 2021. Add lines 9 and 10, less line 12	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property.)

14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year	14	
15 Property subject to section 168(f)(1) election	15	
16 Other depreciation (including ACRS)	16	

Part III MACRS Depreciation (Don't include listed property. See instructions.)

Section A

17 MACRS deductions for assets placed in service in tax years beginning before 2020	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here	<input type="checkbox"/>	

Section B - Assets Placed in Service During 2020 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property		416,021.	5	HY	200DB	83,204.
c 7-year property						
d 10-year property						
e 15-year property		810,435.	15	HY	S/L	27,015.
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property	/		27.5 yrs.	MM	S/L	
	/		27.5 yrs.	MM	S/L	
i Nonresidential real property	/		39 yrs.	MM	S/L	
	/			MM	S/L	

Section C - Assets Placed in Service During 2020 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year	09 /20	10,745,236.	30 yrs.	MM	S/L	104,468.
d 40-year	/		40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21 Listed property. Enter amount from line 28	21	
22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instr.	22	214,687.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)
Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A - Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? Yes No **24b** If "Yes," is the evidence written? Yes No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use							25	
26 Property used more than 50% in a qualified business use:								
		%						
		%						
		%						
27 Property used 50% or less in a qualified business use:								
		%			S/L -			
		%			S/L -			
		%			S/L -			
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1							28	
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1								29

Section B - Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle		(b) Vehicle		(c) Vehicle		(d) Vehicle		(e) Vehicle		(f) Vehicle	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
30 Total business/investment miles driven during the year (don't include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year. Add lines 30 through 32												
34 Was the vehicle available for personal use during off-duty hours?												
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons.

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use?		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2020 tax year:					
SEE STATEMENT 14					39,031.
43 Amortization of costs that began before your 2020 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44 39,031.

Low-Income Housing Credit

▶ **Attach to your tax return.**

▶ **Information about Form 8586 and its instructions is at** www.irs.gov/form8586.

Name(s) shown on return

Identifying number

ST. JOSEPH'S COMMONS, L.P.

83-0624928

Part I Buildings Placed in Service Before 2008

1 Number of Forms 8609-A attached for buildings placed in service before 2008 ▶ _____		
2 Has there been a decrease in the qualified basis of any buildings accounted for on line 1 since the close of the preceding tax year? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," enter the building identification numbers (BINs) of the buildings that had a decreased basis. If you need more space, attach a schedule. (i) _____ (ii) _____ (iii) _____ (iv) _____		
3 Current year credit from attached Form(s) 8609-A for buildings placed in service before 2008 (see instructions)	3	
4 Low-income housing credit for buildings placed in service before 2008 from partnerships, S corporations, estates, and trusts	4	
5 Add lines 3 and 4. Estates and trusts, go to line 6. Partnerships and S corporations, stop here and report this amount on Schedule K. All others, stop here and report this amount on Form 3800, Part III, line 1d, column (c)	5	
6 Amount allocated to beneficiaries of the estate or trust (see instructions)	6	
7 Estates and trusts, subtract line 6 from line 5. Report this amount on Form 3800, Part III, line 1d, column (c)	7	

Part II Buildings Placed in Service After 2007

8 Number of Forms 8609-A attached for buildings placed in service after 2007 ▶ _____ 1		
9 Has there been a decrease in the qualified basis of any buildings accounted for on line 8 since the close of the preceding tax year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," enter the building identification numbers (BINs) of the buildings that had a decreased basis. If you need more space, attach a schedule. (i) _____ (ii) _____ (iii) _____ (iv) _____		
10 Current year credit from attached Form(s) 8609-A for buildings placed in service after 2007 (see instructions)	10	220,077.
11 Low-income housing credit for buildings placed in service after 2007 from partnerships, S corporations, estates, and trusts	11	
12 Add lines 10 and 11. Estates and trusts, go to line 13. Partnerships and S corporations, stop here and report this amount on Schedule K. All others, stop here and report this amount on Form 3800, Part III, line 4d, column (c)	12	220,077.
13 Amount allocated to beneficiaries of the estate or trust (see instructions)	13	
14 Estates and trusts, subtract line 13 from line 12. Report this amount on Form 3800, Part III, line 4d, column (c)	14	

LHA **For Paperwork Reduction Act Notice, see General Instructions.**

Annual Statement for Low-Income Housing Credit

OMB. No. 1545-0988

▶ File with owner's federal income tax return.

Attachment
 Sequence No. **36**

Name(s) shown on return ST. JOSEPH'S COMMONS, L.P.	Identifying number 83-0624928
--	---

Part I Compliance Information

	Yes	No
A Building identification number (BIN) ▶ OH1800228		
B This Form 8609-A is for (check the box) ▶ a newly constructed or existing building <input checked="" type="checkbox"/> section 42(e) rehabilitation expenditures <input type="checkbox"/>		
C Do you have in your records the original Form 8609 (or a copy thereof) signed and issued by the housing credit agency for the building in A ? If "No," see the instructions and stop here - do not go to Part II.	X	
D Did the building in A qualify as a part of a qualified low-income housing project and meet the requirements of section 42 as of the end of the tax year for which this form is being filed? If "No," see the instructions and stop here - do not go to Part II.	X	
E Was there a decrease in the qualified basis of the building in A for the tax year for which this form is being filed? If "Yes," see the instructions. If "No," and the entire credit has been claimed in prior tax years, stop here - do not go to Part II.		X

Part II Computation of Credit

1 Eligible basis of building	1	15,837,436.
2 Low-income portion (smaller of unit fraction or floor space fraction) (if first year of the credit period, see instructions)	2	.1544
3 Qualified basis of low-income building. Multiply line 1 by line 2 (see instructions for exceptions)	3	2,445,300.
4 Part-year adjustment for disposition or acquisition during the tax year	4	
5 Credit percentage	5	.0900
6 Multiply line 3 or line 4 by the percentage on line 5	6	220,077.
7 Additions to qualified basis, if any	7	
8 Part-year adjustment for disposition or acquisition during the tax year	8	
9 Credit percentage. Enter one-third of the percentage on line 5	9	
10 Multiply line 7 or line 8 by the percentage on line 9	10	
11 Section 42(f)(3)(B) modification	11	
12 Add lines 10 and 11	12	
13 Credit for building before line 14 reduction. Subtract line 12 from line 6	13	220,077.
14 Disallowed credit due to federal grants	14	
15 Credit allowed for building for tax year. Subtract line 14 from line 13, but do not enter more than the amount shown on Form 8609, Part I, line 1b	15	220,077.
16 Taxpayer's proportionate share of credit for the year	16	220,077.
17 Adjustments for deferred first-year credit	17	
18 Taxpayer's credit. Combine lines 16 and 17. Enter here and on Form 8586	18	220,077.

Supplemental Attachment to Schedule M-3

OMB No. 1545-0123

▶ **Attach to Schedule M-3 for Form 1065, 1120, 1120-L, 1120-PC, or 1120-S.**
 ▶ **Go to www.irs.gov/Form1120 for the latest information.**

Name of common parent ST. JOSEPH 'S COMMONS, L.P.	Employer identification number 83-0624928
Name of subsidiary	Employer identification number

Part I Cost of Goods Sold

Cost of Goods Sold Items	(a) Expense per Income Statement	(b) Temporary Difference	(c) Permanent Difference	(d) Deduction per Tax Return
1 Amounts attributable to cost flow assumptions				
2 Amounts attributable to:				
a Stock option expense				
b Other equity-based compensation				
c Meals and entertainment				
d Parachute payments				
e Compensation with section 162(m) limitation				
f Pension and profit sharing				
g Other post-retirement benefits				
h Deferred compensation				
i Reserved				
j Amortization				
k Depletion				
l Depreciation				
m Corporate-owned life insurance premiums ...				
n Other section 263A costs				
3 Inventory shrinkage accruals				
4 Excess inventory and obsolescence reserves				
5 Lower of cost or market write-downs				
6 Other items with differences (attach statement)				
7 Other items with no differences				
8 Total cost of goods sold. Add lines 1 through 7 in columns a, b, c, and d. Enter totals on the applicable Schedule M-3. See instructions ...				

Part II Interest Income

	Interest Income Item	(a) Income (Loss) per Income Statement	(b) Temporary Difference	(c) Permanent Difference	(d) Income (Loss) per Tax Return
1	Tax-exempt interest income				
2	Interest income from hybrid securities				
3	Sale/lease interest income				
4a	Intercompany interest income - From outside tax affiliated group				
4b	Intercompany interest income - From tax affiliated group				
5	Other interest income				
6	Total interest income. Add lines 1 through 5 in columns a, b, c, and d. Enter total on the applicable Schedule M-3. See instructions.				

Part III Interest Expense

	Interest Expense Item	(a) Expense per Income Statement	(b) Temporary Difference	(c) Permanent Difference	(d) Deduction per Tax Return
1	Interest expense from hybrid securities				
2	Lease/purchase interest expense				
3a	Intercompany interest expense - Paid to outside tax affiliated group				
3b	Intercompany interest expense - Paid to tax affiliated group				
4	Other interest expense STMT 15	140,661.			140,661.
5	Total interest expense. Add lines 1 through 4 in columns a, b, c, and d. Enter total on the applicable Schedule M-3. See instructions.	140,661.			140,661.

Section 1.163(j)-9 Election

Taxpayer's Name: ST. JOSEPH'S COMMONS, L.P.
Taxpayer's Address: 2554 WEST 25TH STREET
CLEVELAND, OH 44113
Taxpayer's SSN/EIN: 83-0624928

<u>Description of Electing Trade or Business</u>	<u>NAICS Code</u>
RESIDENTIAL RENTAL	531110

TRADE OR BUSINESS ABOVE IS MAKING ELECTION UNDER SECTION 163(J)(7)(B)

SCHEDULE K	NET INCOME (LOSS) FROM RENTAL REAL ESTATE	STATEMENT 1
------------	---	-------------

DESCRIPTION	AMOUNT
MULTI-FAMILY RESIDENCE	-409,961.
TOTAL TO SCHEDULE K, LINE 2	-409,961.

SCHEDULE K	OTHER LOW-INCOME HOUSING CREDIT	STATEMENT 2
------------	---------------------------------	-------------

DESCRIPTION	AMOUNT
FORM 8586 - LOW-INCOME HOUSING CREDIT POST-2007	220,077.
TOTAL TO SCHEDULE K, LINE 15B	220,077.

SCHEDULE K	OTHER ITEMS	STATEMENT 3
------------	-------------	-------------

DESCRIPTION	AMOUNT
SECTION 199A - RENTAL INCOME (LOSS)	-409,961.
SECTION 199A UNADJUSTED BASIS OF ASSETS	11,971,692.
BUSINESS INTEREST EXPENSE	140,661.

SCHEDULE K	OTHER FOREIGN TAX INFORMATION	STATEMENT 4
------------	-------------------------------	-------------

DESCRIPTION	AMOUNT
GROSS RECEIPTS PER REGULATION 1.59A-7(E)(2) - CURRENT YEAR	102,400.

SCHEDULE L	OTHER ASSETS	STATEMENT 5
------------	--------------	-------------

DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
CONSTRUCTION IN PROGRESS	4,345,305.	0.
SYNDICATION COSTS	0.	55,000.
TOTAL TO SCHEDULE L, LINE 13	4,345,305.	55,000.

SCHEDULE L	OTHER CURRENT LIABILITIES	STATEMENT 6	
DESCRIPTION		BEGINNING OF TAX YEAR	END OF TAX YEAR
ACCRUED REAL ESTATE TAXES		0.	4,192.
DUE TO RELATED PARTIES - CURRENT		0.	30,978.
TOTAL TO SCHEDULE L, LINE 17		0.	35,170.

SCHEDULE L	OTHER LIABILITIES	STATEMENT 7	
DESCRIPTION		BEGINNING OF TAX YEAR	END OF TAX YEAR
ACCRUED INTEREST		0.	26,100.
DEFERRED DEVELOPER FEE		0.	705,169.
TENANT DEPOSITS		0.	23,348.
TOTAL TO SCHEDULE L, LINE 20		0.	754,617.

FORM 1065

PARTNERS' CAPITAL ACCOUNT SUMMARY

STATEMENT 8

PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH- DRAWALS	ENDING CAPITAL
1	0.		0.		0.
2	949,905.	2,374,763.	-409,961.		2,914,707.
TOTAL	949,905.	2,374,763.	-409,961.		2,914,707.

OTHER RENTAL EXPENSES

STATEMENT 9

MULTI-FAMILY RESIDENCE

PROPERTY:

LOCATION: 2554 WEST 25TH ST, CLEVELAND, OH 44113

DESCRIPTION

AMOUNT

PROPERTY MANAGEMENT FEES	8,436.
ADMINISTRATIVE EXPENSES	16,370.
AMORTIZATION	39,031.
TOTAL TO RENTAL SCHEDULE, LINE 15	63,837.

SCHEDULE M-3

OTHER INCOME (LOSS) AND EXPENSE / DEDUCTION
ITEMS WITH NO DIFFERENCES

STATEMENT 10

DESCRIPTION	PER INCOME STATEMENT	PER TAX RETURN
OTHER INCOME (LOSS) - SEE STATEMENT	102,400.	102,400.
OTHER EXPENSE / DEDUCTION - SEE STATEMENT	-117,982.	-117,982.
TOTAL TO SCHEDULE M-3, PART II, LINE 25	-15,582.	-15,582.

FORM 4562

PART VI - AMORTIZATION

STATEMENT 14

(A) DESCRIPTION OF COSTS	(B) DATE BEGAN	(C) AMORTIZABLE AMOUNT	(D) CODE SECTION	(E) PERIOD/ PERCENT	(F) AMORTIZATION THIS YEAR
HOUSING CREDIT RESERVATION FEE	09/30/20	77,000.		180.0	1,283.
DEBT ISSUANCE COSTS	09/30/20	150,992.		12.0	37,748.
TOTAL TO FORM 4562, LINE 42					39,031.

FORM 8916-A

OTHER INTEREST EXPENSE

STATEMENT 15

DESCRIPTION	PER INCOME STATEMENT	TEMPORARY DIFFERENCE	PERMANENT DIFFERENCE	PER TAX RETURN
INTEREST EXPENSE FROM RENTS AND ROYALTIES	140,661.	0.	0.	140,661.
TOTAL TO PART III, LINE 4	140,661.	0.	0.	140,661.

Election Not to Claim the Additional First Year
Depreciation Allowable Under IRC Sec. 168(k)

St. Joseph's Commons, L.P.
2554 West 25th Street
Cleveland, OH 44113

Employer Identification Number: 83-0624928

For the Year Ending December 31, 2020

St. Joseph's Commons, L.P., hereby elects, pursuant to IRC Sec. 168(k)(7), not to claim the additional depreciation allowable under IRC Sec. 168(k) for the following qualifying property placed in service during the tax year ending December 31, 2020.

All property in the 5 year class.
All property in the 15 year class.

See attached Form 4562.

Section 1.263(a)-1(f) De Minimis Safe Harbor Election

St. Joseph's Commons, L.P.
2554 West 25th Street
Cleveland, OH 44113

Employer Identification Number: 83-0624928

For the Year Ending December 31, 2020

St. Joseph's Commons, L.P. is making the de minimis safe harbor election under Reg. Sec. 1.263(a)-1(f).

Schedule K-1 (Form 1065) Department of the Treasury Internal Revenue Service

2020

For calendar year 2020, or tax year

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

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

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 83-0624928
B Partnership's name, address, city, state, and ZIP code ST. JOSEPH'S COMMONS, L.P. 2554 WEST 25TH STREET CLEVELAND, OH 44113
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.) 83-0638945
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. ST. JOSEPH'S COMMONS, INC C/O FRONT STEPS HOUSING AND SERVICES 2554 WEST 25TH STREET CLEVELAND, OH 44113
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: Beginning Ending Profit 0.0100000% 0.0100000% Loss 0.0100000% 0.0100000% Capital 0.0100000% 0.0100000%
K Partner's share of liabilities: Beginning Ending Nonrecourse \$ 0. \$ 0. Qualified nonrecourse financing \$ 0. \$ 885. Recourse \$ 3,395,637. \$ 1,040,858.

L Partner's Capital Account Analysis SEE STATEMENT

Beginning capital account \$ Capital contributed during the year \$ Current year net income (loss) \$ Other increase (decrease) (attach explanation) \$ Withdrawals & distributions \$(Ending capital account \$ 0.

M Did the partner contribute property with a built-in gain or 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

Table with 2 columns: Description and Amount. Rows include: 1 Ordinary business income (loss) 0., 15 Credits 22., 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)

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

For IRS Use Only

ST. JOSEPH'S COMMONS, L.P.

83-0624928

SCHEDULE K-1

SECTION 199A INFORMATION, BOX 20, CODE Z

DESCRIPTION

AMOUNT

RENT -

UNADJUSTED BASIS OF ASSETS

1,197.

SCH K-1

THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1

ITEM L. PARTNER'S CAPITAL ACCOUNT ANALYSIS

BEGINNING CAPITAL ACCOUNT METHOD USED - TAX BASIS

Schedule of Activities

For calendar year 2020, or tax year beginning , 2020, and ending

Name: ST. JOSEPH'S COMMONS, L.P. 83-0624928
 For: ST. JOSEPH'S COMMONS, INC C/O FRONT S 83-0638945

Description of Activity	Activity Number	100% Disposed	PTP	P/T 199A	Type Code *	Description
	1				2	

	Activity - 1	Activity -	Activity -
Ordinary business income (loss)			
Net rental real estate income (loss)			
Other net rental income (loss)			
Interest income			
Dividends - Ordinary dividends			
- Qualified dividends			
- Dividend equivalents (1065 only)			
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 portfolio income			
Section 1256 contracts and straddles			
Other income			
Section 179 deduction			
Charitable contributions			
Portfolio deductions			
Investment interest expense			
Section 59(e)(2) expenditures			
Excess business interest expense			
Other deductions			
Net earnings from self-employment			
Gross farming or fishing income			
Gross nonfarm income			
LIH credit - Section 42(j)(5) partnerships			
- Other			
Qualified rehabilitation expenditures related to rental real estate			
Other rental credits			
Credits related to other rental activities			
Recapture of LIH credit - Section 42(j)(5) partnerships			
- Other			
Other credits			
Post-1986 depreciation adjustment			
Adjusted gain or loss			
Portion of adjusted gain/loss allocable to short-term gain/loss			
Portion of adjusted gain/loss allocable to long-term gain/loss			
Portion of adjusted gain/loss allocable to section 1231 gain/loss			
Depletion (other than oil and gas)			
Oil, gas and geothermal properties - gross income			
Oil, gas and geothermal properties - deductions			
Other AMT items			
Investment income			
Investment expenses			
Section 199A - W-2 wages			
- Unadjusted basis of assets		1,197.	
- REIT dividends			
- Cooperative qualified business income			
- Cooperative W-2 wages			

Schedule K-1 (Form 1065)

2020

Department of the Treasury Internal Revenue Service

For calendar year 2020, or tax year

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

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

See separate instructions.

Part I Information About the Partnership
Part II Information About the Partner
A Partnership's employer identification number
B Partnership's name, address, city, state, and ZIP code
C IRS Center where partnership filed return
D Check if this is a publicly traded partnership (PTP)
E Partner's SSN or TIN
F Name, address, city, state, and ZIP code for partner entered in E.
G General partner or LLC member-manager
H1 Domestic partner
H2 If the partner is a disregarded entity (DE), enter the partner's:
I1 What type of entity is this partner?
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital:
K Partner's share of liabilities:
L Partner's Capital Account Analysis
M Did the partner contribute property with a built-in gain or loss?
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items
1 Ordinary business income (loss)
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 Foreign transactions
17 Alternative min tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
21 More than one activity for at-risk purposes*
22 More than one activity for passive activity purposes*
*See attached statement for additional information.

SCHEDULE K-1 BUSINESS INTEREST EXPENSE, BOX 20, CODE N

<u>DESCRIPTION</u>	<u>PARTNER FILING INSTRUCTIONS</u>	<u>AMOUNT</u>
BUSINESS INTEREST EXPENSE - (INCLUDED IN RENTAL REAL ESTATE INCOME (LOSS))	SEE PARTNERS INSTRUCTIONS	140,661.
TOTAL TO SCHEDULE K-1, BOX 20, CODE N		140,661.

SCHEDULE K-1 SECTION 199A INFORMATION, BOX 20, CODE Z

<u>DESCRIPTION</u>	<u>AMOUNT</u>
RENT -	
RENTAL INCOME (LOSS)	-409,961.
UNADJUSTED BASIS OF ASSETS	11,970,495.

SCH K-1

THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1

ITEM L. PARTNER'S CAPITAL ACCOUNT ANALYSIS

BEGINNING CAPITAL ACCOUNT METHOD USED - TAX BASIS

Schedule of Activities

For calendar year 2020, or tax year beginning , 2020, and ending

Name: **ST. JOSEPH'S COMMONS, L.P.**

83-0624928

For: **NDC CORPORATE EQUITY FUND XV, L.P. C/**

83-1506679

Description of Activity	Activity Number	100% Disposed	PTP	P/T 199A	Type Code *	Description
	1				2	

	Activity - 1	Activity -	Activity -
Ordinary business income (loss)			
Net rental real estate income (loss)	-409,961.		
Other net rental income (loss)			
Interest income			
Dividends - Ordinary dividends			
- Qualified dividends			
- Dividend equivalents (1065 only)			
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 portfolio income			
Section 1256 contracts and straddles			
Other income			
Section 179 deduction			
Charitable contributions			
Portfolio deductions			
Investment interest expense			
Section 59(e)(2) expenditures			
Excess business interest expense			
Other deductions			
Net earnings from self-employment			
Gross farming or fishing income			
Gross nonfarm income			
LIH credit - Section 42(j)(5) partnerships			
- Other			
Qualified rehabilitation expenditures related to rental real estate			
Other rental credits			
Credits related to other rental activities			
Recapture of LIH credit - Section 42(j)(5) partnerships			
- Other			
Other credits			
Post-1986 depreciation adjustment			
Adjusted gain or loss			
Portion of adjusted gain/loss allocable to short-term gain/loss			
Portion of adjusted gain/loss allocable to long-term gain/loss			
Portion of adjusted gain/loss allocable to section 1231 gain/loss			
Depletion (other than oil and gas)			
Oil, gas and geothermal properties - gross income			
Oil, gas and geothermal properties - deductions			
Other AMT items			
Investment income			
Investment expenses			
Section 199A - W-2 wages			
- Unadjusted basis of assets	11,970,495.		
- REIT dividends			
- Cooperative qualified business income			
- Cooperative W-2 wages			

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns
 ▶ **File a separate application for each return.**
 ▶ **Go to www.irs.gov/Form7004 for instructions and the latest information.**

Print or Type	Name ST. JOSEPH'S COMMONS, L.P.	Identifying number 83-0624928
	Number, street, and room or suite no. (If P.O. box, see instructions.) 2554 WEST 25TH STREET	
	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).) CLEVELAND, OH 44113	

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 09

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 2020, or tax year beginning _____, and ending _____
- 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	
8 Balance due. Subtract line 7 from line 6. See instructions	8	

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE CENTER
OGDEN, UT 84201-0045

2020 TAX RETURN FILING INSTRUCTIONS
CENTRAL COLLECTION AGENCY FORM 120-17-BR NET PROFIT RETURN

FOR THE YEAR ENDING
DECEMBER 31, 2020

PREPARED FOR:

ST. JOSEPH'S COMMONS, L.P.
2554 WEST 25TH STREET
CLEVELAND, OH 44113

PREPARED BY:

GILMORE JASION MAHLER, LTD
1785 INDIAN WOOD CIRCLE
MAUMEE, OH 43537

TO BE SIGNED AND DATED BY:

A GENERAL PARTNER

AMOUNT OF TAX:

TOTAL TAX	\$	0
LESS: PAYMENTS AND CREDITS	\$	0
PLUS OTHER AMOUNT	\$	0
PLUS INTEREST AND PENALTIES	\$	0
NO PMT REQUIRED	\$	

OVERPAYMENT:

NOT APPLICABLE

MAKE CHECK PAYABLE TO:

NOT APPLICABLE

MAIL TAX RETURN TO:

CCA - DIVISION OF TAXATION
PO BOX 94810
CLEVELAND, OH 44101-4810

FORMS TO BE DISTRIBUTED TO PARTNERS:

NONE

RETURN MUST BE MAILED ON OR BEFORE:

OCTOBER 15, 2021

SPECIAL INSTRUCTIONS:

CCA 2020 - Net Profit Tax Return

Due April 15, 2021, or
105 days from end of fiscal year.

CCA - DIVISION OF TAXATION

216.664.2070 • 800.223.6317
www.ccatax.ci.cleveland.oh.us

Calendar Year 2020 or Tax Year Beginning _____ And Ending _____

90% payment due no later than 15 days before the close of tax year. (see ordinance)

Extension Attached

CCA FORM 120-17-BR

PRINT OR TYPE	Name of Business ST. JOSEPH'S COMMONS, L.P.		Federal Identification Number 83-0624928	
	Address 2554 WEST 25TH STREET		Trade Name	
	Address		Local Business Address	
	City, State, ZIP CLEVELAND, OH 44113		Principal Business Activity Code 531110	Phone No. 419-453-5946

Check status as a taxpayer: Partnership Corporation Subchapter S. Corp. Other

Computation of City Taxable Income - Enclose complete Federal Return with all attachments.

1. INCOME PER ATTACHED FEDERAL TAX RETURN - Attach copy of Federal Return, including all attachments (see instructions) Form 1120, Line 28; Form 1120-A, Line 24; Form 1120S, Sch. K Line 18; Form 1120-REIT, Line 20; Form 1065, "Analysis of Net Income (Loss)"; Form 1041, Line 17; Form 990T, Line 30	(1) \$	-409,961.
2. A. ITEMS ADDED BACK TO INCOME (From Line M, Schedule X Below)	ADD (2A.) \$	
B. ITEMS DEDUCTED FROM INCOME (From Line Z, Schedule X Below)	DEDUCT (2B.) \$	
C. ENTER EXCESS OF LINE 2A OR 2B	(2C.) \$	
3. A. ADJUSTED FEDERAL TAXABLE INCOME (Line 1 plus or minus Line 2C) IF SCHEDULE X IS USED	(3A.) \$	-409,961.
B. AMOUNT ALLOCABLE TO CCA MUNICIPALITIES FROM SCHEDULE Y (see instructions) 100 % OF LINE 3A	(3B.) \$	-409,961.
C. LESS ALLOWABLE AND UNEXPIRED NET OPERATING LOSS (Complete Schedule Y - Part B)	(3C.) \$	0.
4. AMOUNT SUBJECT TO MUNICIPAL INCOME TAX (Line 3A or 3B less Line 3C)	(4) \$	-409,961.

Net Profits Tax Distribution - Enclose complete Federal Return with all attachments.

For Office Use Only	LINE	COLUMN 1 List all cities where work actually performed or business located	COLUMN 2 Net Taxable Income	COLUMN 3 Tax Rate	COLUMN 4 Tax Due	COLUMN 5 Less: Prior Year Credit	COLUMN 6 Less: Tax Paid on Profit Tax Estimate	COLUMN 7A Net Tax Due	COLUMN 7B Credit	COLUMN 7C Refund
	5.	CLEVELAND	-409,961.	.0250	0.			0.		
	6.	Total each column	-409,961.	2.50	0.			0.		

SCHEDULE X Adjustments to income per Federal Tax Return as reported on Line 1 of this form

Items to be ADDED back to income per attached Federal Return (as reported on Line 1 of this form)

A. CAPITAL LOSSES AND ORDINARY LOSSES (SEE INSTRUCTIONS)	\$	
B. EXPENSES ATTRIBUTABLE TO NON-TAXABLE INCOME (5% of Line Z less Line N)	\$	
C. TAXES BASED ON INCOME	\$	
D. AMOUNTS PAID OR ACCRUED ON BEHALF OF OWNERS FOR QUALIFIED SELF-EMPLOYED RETIREMENT PLANS, HEALTH AND/OR LIFE INSURANCE	\$	
E. OTHER (attach explanation)	\$	
M. TOTAL ADDITIONS (Enter as Line 2A above)	\$	

Items to be DEDUCTED from income per Federal Return (as reported on Line 1 of this form)

N. CAPITAL GAINS (EXCLUDING ORDINARY GAINS)	\$	
O. DIVIDENDS	\$	
P. INTEREST INCOME	\$	
Q. ROYALTY INCOME	\$	
R. OTHER (attach explanation)	\$	
Z. TOTAL DEDUCTIONS (Enter as Line 2B above)	\$	

LOSS CARRYFORWARD SCHEDULE Note: This 5-year Loss Carryforward Schedule must be completed, or a similar schedule attached to this return that includes all required information - see instructions.

CCA MEMBER	¹ 2020 UNAPPORTIONED ADJ FED TAXABLE INC. (AFTER SCH X ADJ.)	PRE-2017 UNEXPIRED AND APPORTIONED NOL (ENTER AS NEGATIVE)	² 2017, 2018, 2019 UNAPPORTIONED NOL @ 50% (ENTER AS NEGATIVE)	³ ADJUSTED 2020 UNAPPORTIONED AFTI	¹ For each municipality with apportionable income this amount should equal line 3 A. on the Net Profit return ² See ORC 718.01(D)(3) ³ Enter this amount in Schedule Y - Part A and Multiply by your apportionment ratio to determine taxable income for the Municipality/Jedd(z)

I DECLARE THAT I HAVE EXAMINED THIS RETURN AND ACCOMPANYING SCHEDULES AND STATEMENTS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY ARE TRUE, CORRECT AND COMPLETE. THE FIGURES USED HEREIN ARE THE SAME AS USED FOR FEDERAL INCOME TAX PURPOSES ADJUSTED TO MUNICIPAL INCOME TAX ORDINANCES.

095451 12-23-20
Signature of Officer or Partner _____ (Date)
Title _____

Do you authorize your preparer to contact us regarding this return? YES NO
GILMORE JASION MAHLER, LTD 07/19/21
Signature of Person or Firm Preparing the Return _____ (Date)
1785 INDIAN WOOD CIRCLE
MAUMEE, OH 43537
Address of Preparer

MAIL TO	NO Payment Enclosed - Mail to:	Payment Enclosed - Mail to:	Refund Request - Mail to:
	CCA - Division of Taxation PO BOX 94810 Cleveland OH 44101-4810	CCA - Division of Taxation PO BOX 94723 Cleveland OH 44101-4723	CCA - Division of Taxation PO BOX 94520 Cleveland OH 44101-4520

1. Date Business or Trust Created 05/21/2018
2. Did you file a return last year? Yes No
3. Did you have any employees during 2020? Yes No
4. On which basis are your records kept? Completed Contract Cash Accrual
5. Has your Federal Tax Liability for any prior year been changed in the year covered by this return as a result of an examination by the Internal Revenue Service? Yes No

You must complete the following if the business was sold, terminated or is no longer required to file a CCA tax return.

Date bus. was sold, terminated, or date no longer required to file with CCA _____

If the business was sold or your business activity is now reported under another FEIN, complete the following regarding the business purchaser or new entity:

Name _____

FEIN _____

Address _____

If business entity changed during the year (i.e. from a C Corp. to S Corp.), complete the following:

Previous entity type: _____ ; New entity type: _____

SCHEDULE Y Business Allocation Formula
PART A

A. LOCATED EVERYWHERE

- STEP 1. Average original cost of real and tangible property \$ _____
 Gross annual rentals multiplied by 8 \$ _____
 Total STEP 1 \$ _____
- STEP 2. Total wages, tips and other employee and/or owner compensation deducted on the attached federal tax return \$ _____
- STEP 3. Gross receipts from sales made and work or services performed \$ _____

B. CITY PORTION - LIST CCA PORTION OF ABOVE 3 STEPS BELOW. COMPUTING PERCENTAGE FOR EACH APPROPRIATE CCA MUNICIPALITY AS FOLLOWS: B divided by A for each CCA municipality listed

CITY	STEP 1	STEP 2	STEP 3	AVERAGE PERCENTAGE		TAXABLE INCOME
	\$	\$	\$	%	Adjusted Federal Taxable Income From Line 3(A) on page 1 of this return	\$
	%	%	%	%		\$
	\$	\$	\$	%	Multiply this figure by the average percentage for each city, and enter allocable amount by city in the space at the right.	\$
	%	%	%	%		\$
	\$	\$	\$	%	Determine average percentage by dividing total percentages by number of percentages used.	\$
	%	%	%	%		\$
	\$	\$	\$	%	The amounts of taxable income listed in the right hand column are to be entered on the Net Profit Return Column 2 by appropriate city.	\$
	%	%	%	%		\$

TOTAL AVERAGE PERCENTAGE ENTER LINE 3 (B) CCA 120-17 BR

--

TOTAL ADJUSTED NET MUNICIPAL TAXABLE INCOME

--

PART B

	(A)	(B)	(C)	Sum (A) through (C)
CCA MEMBER	¹ 2020 UNAPPORTIONED ADJ FED TAXABLE INC (AFTER SCH X ADJ.)	PRE-2018 UNEXPIRED AND APPORTIONED NOL (ENTER AS NEGATIVE)	² 2017, 2018, 2019 UNAPPORTIONED NOL @ 50% (ENTER AS NEGATIVE)	³ ADJUSTED 2020 UNAPPORTIONED AFTI
Burton				
Clayton				
Cleveland				
Dresden				
Elida				
Geneva-on-the-Lake				
Germantown				
Grand Rapids				
Grand River				
Hamilton				
Highland Hills				
Linndale				
Marble Cliff				
Mentor-on-the-Lake				
Montpelier				
Munroe Falls				
New Carlisle				
New Madison				
New Miami				
New Paris				
North Baltimore				
North Randall				
Oakwood (Paulding County)				
Obetz				
Orwell				
Paulding				
Phillipsburg				
Riverside				
Rock Creek				
Rushsylvania				
Russells Point				
Seville				
Shreve				
South Russell				
Union				
Waynesfield				
West Alexandria				
West Milton				
Revenue Sharing JEDD/JEDZ - complete below				

¹ For each municipality with apportionable income this amount should equal line 3 A. on the Net Profit return
² See ORC 718.01(D)(3)
³ Enter this amount in Schedule Y - Part A and Multiply by your apportionment ratio to determine taxable income for the Municipality/Jedd(z)
 If your calculation is different attach a page showing the detail.
 NOL calculations are subject to adjustment pending changes to ORC 718.

U.S. Return of Partnership Income

Department of the Treasury
Internal Revenue Service

For calendar year 2020, or tax year beginning _____, _____, ending _____, _____
▶ **Go to www.irs.gov/Form1065 for instructions and the latest information.**

2020

A Principal business activity RENTAL	Type or Print	Name of partnership ST. JOSEPH'S COMMONS, L.P.	D Employer identification number 83-0624928
B Principal product or service REAL ESTATE		Number, street, and room or suite no. If a P.O. box, see instructions. 2554 WEST 25TH STREET	E Date business started 05/21/2018
C Business code number 531110		City or town, state or province, country, and ZIP or foreign postal code CLEVELAND OH 44113	F Total assets \$12,832,671.

G Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return

H Check accounting method: (1) Cash (2) Accrual (3) Other (specify) ▶ _____

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶ **2**

J Check if Schedules C and M-3 are attached ▶

K Check if partnership: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes

Caution: Include **only** trade or business income and expenses on lines 1a through 22 below. See instructions for more information.

Income	1 a Gross receipts or sales	1a	
	b Returns and allowances	1b	
	c Balance. Subtract line 1b from line 1a		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
	16 a 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 Other deductions (attach statement)		20	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20		21	
22 Ordinary business income (loss). Subtract line 21 from line 8		22	0.
Tax and Payments	23 Interest due under the look-back method-completed long-term contracts (attach Form 8697)		23
	24 Interest due under the look-back method-income forecast method (attach Form 8866)		24
	25 BBA AAR imputed underpayment (see instructions)		25
	26 Other taxes (see instructions)		26
	27 Total balance due. Add lines 23 through 26		27
	28 Payment (see instructions)		28
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed		29
	30 Overpayment. If line 28 is larger than line 27, enter overpayment		30

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.

▶ Signature of partner or limited liability company member _____ ▶ Date _____

May the IRS discuss this return with the preparer shown below? See instr. **Yes** **No**

Paid Preparer Use Only	Print/Type preparer's name KATHI M. IOTT, CPA	Preparer's signature KATHI M. IOTT, CPA	Date 07/19/21	Check <input type="checkbox"/> if self-employed	PTIN P00292587
	Firm's name ▶ GILMORE JASION MAHLER, LTD	Firm's EIN ▶ 34-1827159			
	Firm's address ▶ 1785 INDIAN WOOD CIRCLE MAUMEE, OH 43537	Phone no. 419-794-2000			

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 checked="" type="checkbox"/> Domestic limited partnership				
c <input type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other ▶				
2 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership				X	
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
3 At the end of the tax year, did the partnership:					
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below					X
(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock		
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital	
4 Does the partnership satisfy all four of the following conditions?				Yes	No
a The partnership's total receipts for the tax year were less than \$250,000.					
b The partnership's total assets at the end of the tax year were less than \$ 1 million.					
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.					
d The partnership is not filing and is not required to file Schedule M-3 If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1.					X
5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?					X
6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					X
7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					X
8 At any time during calendar year 2020, 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
10 a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.					X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions					X

Schedule B Other Information (continued)

	Yes	No
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year)		
12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions		
14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership		X
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return		
16 a Did you make any payments in 2020 that would require you to file Form(s) 1099? See instructions	X	
b If "Yes," did you or will you file required Form(s) 1099?	X	
17 Enter the number of Forms 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return		
18 Enter the number of partners that are foreign governments under section 892		
19 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		X
21 Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?		X
22 During the tax year, did the partnership pay or accrue any interest or royalty for which one or more partners are not allowed a deduction under section 267A? See instructions If "Yes," enter the total amount of the disallowed deductions \$		X
23 Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions	X	
24 Does the partnership satisfy one or more of the following? See instructions a The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense. b The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$26 million and the partnership has business interest. c The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		X
25 Is the partnership 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 **SHERRI BRANDON**

U.S. address of PR 2554 WEST 25TH STREET CLEVELAND, OH 44113	U.S. phone number of PR 216-781-2250
--	--

If the PR is an entity, name of the designated individual for the PR **SHERRI BRANDON**

U.S. address of designated individual 2254 WEST 25TH STREET CLEVELAND, OH 44113	U.S. phone number of designated individual 216-781-2250
---	---

26 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 16 \$		X
27 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		
28 At any time during the tax year, were there any transfers between the partnership and its partners subject to the disclosure requirements of Regulations section 1.707-8?		X
29 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

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	0.
	2 Net rental real estate income (loss) (attach Form 8825) SEE STATEMENT 1	2	-409,961.
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Guaranteed payments: a Services 4a b Capital 4b		
	c Total. Add lines 4a and 4b	4c	
	5 Interest income	5	
	6 Dividends and dividend equivalents: a Ordinary dividends b Qualified dividends 6b c Dividend equivalents 6c	6a	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a		
	b Collectibles (28%) gain (loss) 9b		
	c Unrecaptured section 1250 gain (attach statement) 9c		
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type (2) Amount 13c(2)		
d Other deductions (see instructions) Type	13d		
Self-Employment	14a Net earnings (loss) from self-employment	14a	0.
	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) SEE STATEMENT 2	15b	220,077.
	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	
Foreign Transactions	16a Name of country or U.S. possession		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level Foreign gross income sourced at partnership level	16c	
	d Reserved for future use e Foreign branch category	16e	
	f Passive category g General category h Other	16h	
	Deductions allocated and apportioned at partner level		
	i Interest expense j Other	16j	
	Deductions allocated and apportioned at partnership level to foreign source income		
	k Reserved for future use l Foreign branch category	16l	
	m Passive category n General category o Other	16o	
	p Total foreign taxes (check one): Paid Accrued	16p	
	q Reduction in taxes available for credit (attach statement)	16q	
r Other foreign tax information (attach statement) SEE STATEMENT 4			
Alternative 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) STMT 3			

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p					1	-409,961.
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				-409,961.		

Schedule L Balance Sheets per Books

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash		237.		122,857.
2a Trade notes and accounts receivable			4,542.	
b Less allowance for bad debts				4,542.
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)				
b Mortgage and real estate loans				
8 Other investments (attach statement)				
9a Buildings and other depreciable assets			11,971,692.	
b Less accumulated depreciation			182,581.	11,789,111.
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				672,200.
12a Intangible assets (amortizable only)			227,992.	
b Less accumulated amortization			39,031.	188,961.
13 Other assets (attach statement)	STATEMENT 5	4,345,305.		55,000.
14 Total assets		4,345,542.		12,832,671.
Liabilities and Capital				
15 Accounts payable		642,908.		251,071.
16 Mortgages, notes, bonds payable in less than 1 year				7,495,000.
17 Other current liabilities (attach statement)	STATEMENT 6	0.		35,170.
18 All nonrecourse loans				1,350,000.
19a Loans from partners (or persons related to partners)				
b Mortgages, notes, bonds payable in 1 year or more		2,752,729.		
20 Other liabilities (attach statement)	STATEMENT 7	0.		754,617.
21 Partners' capital accounts		949,905.		2,946,813.
22 Total liabilities and capital		4,345,542.		12,832,671.

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

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

1 Net income (loss) per books		6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	
5 Add lines 1 through 4			

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	949,905.	6 Distributions: a Cash	
2 Capital contributed: a Cash	2,374,763.	b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	-409,961.	8 Add lines 6 and 7	
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	2,914,707.
5 Add lines 1 through 4	2,914,707.		

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

OMB No. 1545-0123

▶ Attach to Form 1065 or Form 1120S.
 ▶ Go to www.irs.gov/Form8825 for the latest information.

Name ST. JOSEPH'S COMMONS, L.P.	Employer identification number 83 0624928
---	---

1	Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.			
	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A	2554 WEST 25TH ST CLEVELAND, OH 44113	2	92	0
B				
C				
D				

		Properties			
		A	B	C	D
Rental Real Estate Income					
2 Gross rents	2	102,400.			
Rental Real Estate Expenses					
3 Advertising	3	39,612.			
4 Auto and travel	4				
5 Cleaning and maintenance	5	18,668.			
6 Commissions	6				
7 Insurance	7	9,568.			
8 Legal and other professional fees	8	18,920.			
9 Interest	9	140,661.			
10 Repairs	10				
11 Taxes	11	3,358.			
12 Utilities	12	3,050.			
13 Wages and salaries	13				
14 Depreciation (see instructions)	14	214,687.			
15 Other (list) ▶ STMT 9	15	63,837.			
16 Total expenses for each property. Add lines 3 through 15	16	512,361.			
17 Income or (Loss) from each property. Subtract line 16 from line 2	17	-409,961.			

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	102,400.
b Total expenses. Add total expenses from line 16, columns A through H	18b	(512,361.)
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19	
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a	
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:		
(1) Name	(2) Employer identification number	
_____	_____	
_____	_____	
_____	_____	
21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:	21	-409,961.

• Form 1065 or 1120S: Schedule K, line 2

SCHEDULE K	NET INCOME (LOSS) FROM RENTAL REAL ESTATE	STATEMENT 1
------------	---	-------------

DESCRIPTION	AMOUNT
MULTI-FAMILY RESIDENCE	-409,961.
TOTAL TO SCHEDULE K, LINE 2	-409,961.

SCHEDULE K	OTHER LOW-INCOME HOUSING CREDIT	STATEMENT 2
------------	---------------------------------	-------------

DESCRIPTION	AMOUNT
FORM 8586 - LOW-INCOME HOUSING CREDIT POST-2007	220,077.
TOTAL TO SCHEDULE K, LINE 15B	220,077.

SCHEDULE K	OTHER ITEMS	STATEMENT 3
------------	-------------	-------------

DESCRIPTION	AMOUNT
SECTION 199A - RENTAL INCOME (LOSS)	-409,961.
SECTION 199A UNADJUSTED BASIS OF ASSETS	11,971,692.
BUSINESS INTEREST EXPENSE	140,661.

SCHEDULE K	OTHER FOREIGN TAX INFORMATION	STATEMENT 4
------------	-------------------------------	-------------

DESCRIPTION	AMOUNT
GROSS RECEIPTS PER REGULATION 1.59A-7(E)(2) - CURRENT YEAR	102,400.

SCHEDULE L	OTHER ASSETS	STATEMENT 5
------------	--------------	-------------

DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
CONSTRUCTION IN PROGRESS	4,345,305.	0.
SYNDICATION COSTS	0.	55,000.
TOTAL TO SCHEDULE L, LINE 13	4,345,305.	55,000.

SCHEDULE L	OTHER CURRENT LIABILITIES	STATEMENT 6	
DESCRIPTION		BEGINNING OF TAX YEAR	END OF TAX YEAR
ACCRUED REAL ESTATE TAXES		0.	4,192.
DUE TO RELATED PARTIES - CURRENT		0.	30,978.
TOTAL TO SCHEDULE L, LINE 17		0.	35,170.

SCHEDULE L	OTHER LIABILITIES	STATEMENT 7	
DESCRIPTION		BEGINNING OF TAX YEAR	END OF TAX YEAR
ACCRUED INTEREST		0.	26,100.
DEFERRED DEVELOPER FEE		0.	705,169.
TENANT DEPOSITS		0.	23,348.
TOTAL TO SCHEDULE L, LINE 20		0.	754,617.

FORM 1065

PARTNERS' CAPITAL ACCOUNT SUMMARY

STATEMENT 8

PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH- DRAWALS	ENDING CAPITAL
1	0.		0.		0.
2	949,905.	2,374,763.	-409,961.		2,914,707.
TOTAL	949,905.	2,374,763.	-409,961.		2,914,707.

OTHER RENTAL EXPENSES

STATEMENT 9

MULTI-FAMILY RESIDENCE

PROPERTY:

LOCATION: 2554 WEST 25TH ST, CLEVELAND, OH 44113

DESCRIPTION

AMOUNT

PROPERTY MANAGEMENT FEES	8,436.
ADMINISTRATIVE EXPENSES	16,370.
AMORTIZATION	39,031.
TOTAL TO RENTAL SCHEDULE, LINE 15	63,837.

SCHEDULE M-3

OTHER INCOME (LOSS) AND EXPENSE / DEDUCTION
ITEMS WITH NO DIFFERENCES

STATEMENT 10

DESCRIPTION	PER INCOME STATEMENT	PER TAX RETURN
OTHER INCOME (LOSS) - SEE STATEMENT	102,400.	102,400.
OTHER EXPENSE / DEDUCTION - SEE STATEMENT	-117,982.	-117,982.
TOTAL TO SCHEDULE M-3, PART II, LINE 25	-15,582.	-15,582.

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns
 ▶ **File a separate application for each return.**
 ▶ **Go to www.irs.gov/Form7004 for instructions and the latest information.**

Print or Type	Name ST. JOSEPH'S COMMONS, L.P.	Identifying number 83-0624928
	Number, street, and room or suite no. (If P.O. box, see instructions.) 2554 WEST 25TH STREET	
	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).) CLEVELAND, OH 44113	

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 09

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 2020, or tax year beginning _____, and ending _____
- 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	
8 Balance due. Subtract line 7 from line 6. See instructions	8	

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

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE CENTER
OGDEN, UT 84201-0045

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PARTNERS' COPY



TOLEDO OFFICE:
1785 INDIAN WOOD CIRCLE
MAUMEE OH 43537-4010

PHONE: 419.794.2000
FAX: 419.794.2090

FINDLAY OFFICE:
551 LAKE CASCADES PKWY PO BOX 1106
FINDLAY OH 45839-1106

PHONE: 419.423.4481
FAX: 419.423.4865

JULY 19, 2021

ST. JOSEPH'S COMMONS, INC
C/O FRONT STEPS HOUSING AND SERVICES
2554 WEST 25TH STREET
CLEVELAND, OH 44113

RE: ST. JOSEPH'S COMMONS, L.P.

DEAR PARTNER:

ATTACHED IS YOUR COPY OF THE 2020 PARTNERSHIP FORM 1065 SCHEDULE K-1. THIS SCHEDULE SUMMARIZES YOUR INFORMATION FROM THE PARTNERSHIP. THIS INFORMATION HAS BEEN PROVIDED TO THE INTERNAL REVENUE SERVICE WITH THE U.S. PARTNERSHIP RETURN OF INCOME, FORM 1065.

THE INFORMATION PROVIDED ON THIS SCHEDULE SHOULD BE ENTERED ON YOUR TAX RETURN, IN ACCORDANCE WITH THE INSTRUCTIONS IN SCHEDULE K-1, PAGE 2. IF YOUR RETURN WILL BE PREPARED BY YOUR ACCOUNTANT OR ATTORNEY, YOU SHOULD PROVIDE A COPY OF THIS SCHEDULE TO THE PREPARER WITH YOUR OTHER TAX INFORMATION.

WE THANK YOU FOR THE OPPORTUNITY TO SERVE YOU.

SINCERELY,

GILMORE JASION MAHLER, LTD

Schedule K-1 (Form 1065) Department of the Treasury Internal Revenue Service

2020

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

For calendar year 2020, or tax year

beginning ending

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

Part I Information About the Partnership
Part II Information About the Partner
A Partnership's employer identification number
B Partnership's name, address, city, state, and ZIP code
C IRS Center where partnership filed return
D Check if this is a publicly traded partnership (PTP)
E Partner's SSN or TIN
F Name, address, city, state, and ZIP code for partner entered in E.
G General partner or LLC member-manager
H1 Domestic partner
H2 If the partner is a disregarded entity (DE), enter the partner's:
I1 What type of entity is this partner?
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital:
K Partner's share of liabilities:
L Partner's Capital Account Analysis
M Did the partner contribute property with a built-in gain or loss?
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items
1 Ordinary business income (loss)
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 Foreign transactions
17 Alternative min tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
21 More than one activity for at-risk purposes*
22 More than one activity for passive activity purposes*
*See attached statement for additional information.

ST. JOSEPH'S COMMONS, L.P.

83-0624928

SCHEDULE K-1

SECTION 199A INFORMATION, BOX 20, CODE Z

DESCRIPTION

AMOUNT

RENT -

UNADJUSTED BASIS OF ASSETS

1,197.

SCH K-1

THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1

ITEM L. PARTNER'S CAPITAL ACCOUNT ANALYSIS

BEGINNING CAPITAL ACCOUNT METHOD USED - TAX BASIS

List of Codes Used in Schedule K-1 (Form 1065)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	
Passive loss	See page 8
Passive income	Schedule E (Form 1040), line 28, column (h)
Nonpassive loss	See page 8
Nonpassive income	Schedule E (Form 1040), line 28, column (k)
2. Net rental real estate income (loss)	See page 8
3. Other net rental income (loss)	
Net income	Schedule E (Form 1040), line 28, column (h)
Net loss	See Instructions for Form 8582
4a. Guaranteed payment Services	See instructions for Schedule E (Form 1040)
4b. Guaranteed payment Capital	See instructions for Schedule E (Form 1040)
4c. Guaranteed payment Total	See page 8
5. Interest income	Form 1040 or 1040-SR, line 2b
6a. Ordinary dividends	Form 1040 or 1040-SR, line 3b
6b. Qualified dividends	Form 1040 or 1040-SR, line 3a
6c. Dividend equivalents	See page 9
7. Royalties	Schedule E (Form 1040), line 4
8. Net short-term capital gain (loss)	Schedule D (Form 1040), line 5
9a. Net long-term capital gain (loss)	Schedule D (Form 1040), line 12
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)
9c. Unrecaptured section 1250 gain	See page 9
10. Net section 1231 gain (loss)	See page 9
11. Other income (loss)	
Code A. Other portfolio income (loss)	See page 9
Code B. Involuntary conversions	See page 9
Code C. Section 1256 contracts & straddles	Form 6781, line 1
Code D. Mining exploration costs recapture	See Pub. 535
Code E. Cancellation of debt	See page 9
Code F. Section 743(b) positive adjustments	See page 10
Code G. Section 965 inclusion	See page 10
Code H. Income under subpart F (other than inclusions under section 951A)	See page 10
Code I. Other income (loss)	See page 10
12. Section 179 deduction	See page 11
13. Other deductions	
Code A. Cash contributions (60%)	See page 11
Code B. Cash contributions (30%)	See page 11
Code C. Noncash contributions (50%)	See page 11
Code D. Noncash contributions (30%)	See page 11
Code E. Capital gain property to a 50% organization (30%)	See page 11
Code F. Capital gain property (20%)	See page 11
Code G. Contributions (100%)	See page 11
Code H. Investment interest expense	Form 4952, line 1
Code I. Deductions - royalty income	Schedule E (Form 1040), line 19
Code J. Section 59(e)(2) expenditures	See page 12
Code K. Excess business interest expense	See page 12
Code L. Deductions - portfolio (other)	Schedule A, line 16
Code M. Amounts paid for medical insurance	Schedule A, line 1, or Schedule 1 (Form 1040), line 16
Code N. Educational assistance benefits	See page 12
Code O. Dependent care benefits	Form 2441, line 12
Code P. Preproductive period expenses See the Partner's Instructions	See page 12
Code Q. Commercial revitalization deduction from rental real estate activities	See Form 8582 instructions
Code R. Pensions and IRAs	See page 12
Code S. Reforestation expense deduction	See page 12
Codes T through U. Reserved for future use	
Code V. Section 743(b) negative adjustments	See page 12
Code W. Other deductions	See page 12
Code X. Section 965(c) deduction	See page 13
Code 14. Self-employment earnings (loss)	
Note. If you have a section 179 deduction or any partner-level deductions, see page 13 before completing Schedule SE (Form 1040).	
Code A. Net earnings (loss) from self-employment	Schedule SE (Form 1040)
Code B. Gross farming or fishing income	See page 13
Code C. Gross non-farm income	See page 13

List of Codes Used In Schedule K-1 (Form 1065) (continued)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
15. Credits	
Code A. Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See page 13
Code B. Low-income housing credit (other) from pre-2008 buildings	See page 13
Code C. Low-income housing credit (section 42(j)(5)) from post-2007 buildings	See page 13
Code D. Low-income housing credit (other) from post-2007 buildings	See page 13
Code E. Qualified rehabilitation expenditures (rental real estate)	See page 13
Code F. Other rental real estate credits	See page 14
Code G. Other rental credits }See the Partner's Instructions	See page 14
Code H. Undistributed capital gains credit	Schedule 3 (Form 1040), line 12, box a
Code I. Biofuel producer credit	See page 14
Code J. Work opportunity credit	See page 14
Code K. Disabled access credit	See page 14
Code L. Empowerment zone employment credit	See page 14
Code M. Credit for increasing research activities	See page 14
Code N. Credit for employer social security and Medicare taxes	See page 14
Code O Backup withholding	See page 14
Code P Other credits	See page 14
16. Foreign transactions	
Code A. Name of country or U.S. possession	Form 1116, Part I
Code B. Gross income from all sources	Form 1116, Part I
Code C. Gross income sourced at partner level	Form 1116, Part I
Foreign gross income sourced at partnership level	
Code D. Reserved for future use	
Code E. Foreign branch category	Form 1116, Part I
Code F. Passive category	Form 1116, Part I
Code G. General category	Form 1116, Part I
Code H. Other	Form 1116, Part I
Deductions allocated and apportioned at partner level	
Code I. Interest expense	Form 1116, Part I
Code J. Other	Form 1116, Part I
Deductions allocated and apportioned at partnership level to foreign source income	
Code K. Reserved for future use	
Code L. Foreign branch category	Form 1116, Part I
Code M. Passive category	Form 1116, Part I
Code N. General category	Form 1116, Part I
Code O. Other	Form 1116, Part I
Other information	
Code P. Total foreign taxes paid	Form 1116, Part II
Code Q. Total foreign taxes accrued	Form 1116, Part II
Code R. Reduction in taxes available for credit	Form 1116, line 12
Code S. Foreign trading gross receipts	Form 8873
Code T. Extraterritorial income exclusion	Form 8873
Codes U and V. Reserved for future use	
Code W. Section 965 information	See page 15
Code X. Other foreign transactions	See page 15
Codes Y and Z. Reserved for future use	
Code AA. Gross receipts per Regulations 1.59A-7(e)(2)-current year	
Code AB. Gross receipts per Regulations 1.59A-7(e)(2)-first preceding year	
Code AC. Gross receipts per Regulations 1.59A-7(e)(2)-second preceding year	

List of Codes Used in Schedule K-1 (Form 1065) (continued)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
16. Foreign transactions (continued)	
Code AD. Gross receipts per Regulations 1.59A-7(e)(2)-third preceding year	
Code AE. Base erosion tax benefits from base erosion tax payments per Regulations 1.59A-7(d).	
Code AF. Amounts included in the denominator of the base erosion percentage per Regulations 1.59A-2(e)(3)(i)	
Code AG. Section 951A (GILTI) information	
Code AH. Foreign-derived intangible income (FDII) information	
Code AI. Section 864(c)(8) foreign partner's distributive share of the deemed sale items on transfer of partnership interest	
17. Alternative minimum tax (AMT) items	
Code A. Post-1986 depreciation adjustment	See Instructions for Form 6251
Code B. Adjusted gain or loss	See Instructions for Form 6251
Code C. Depletion (other than oil & gas)	See Instructions for Form 6251
Code D. Oil, gas, and geothermal - gross income	See Instructions for Form 6251
Code E. Oil, gas, and geothermal - deductions	See Instructions for Form 6251
Code F. Other AMT items	See Instructions for Form 6251
18. Tax-exempt income and nondeductible expenses	
Code A. Tax-exempt interest income	Form 1040 or 1040-SR, line 2a
Code B. Other tax-exempt income	See page 15
Code C. Nondeductible expenses	See page 15
19. Distributions	
Code A. Cash and marketable securities	See page 15
Code B. Distribution subject to section 737	See page 16
Code C. Other property	See page 16
20. Other information	
Code A. Investment income	Form 4952, line 4a
Code B. Investment expenses	Form 4952, line 5
Code C. Fuel tax credit information	Form 4136
Code D. Qualified rehabilitation expenditures (other than rental real estate)	See page 16
Code E. Basis of energy property	See page 16
Code F. Recapture of low-income housing credit for section 42(j)(5) partnerships	See page 16
Code G. Recapture of low-income housing credit for other partnerships	See page 16
Code H. Recapture of investment credit	See Form 4255
Code I. Recapture of other credits	See page 16
Code J. Look-back interest-completed long-term contracts	See Form 8697
Code K. Look-back interest-income forecast method	See Form 8866
Code L. Dispositions of property with section 179 deductions	See page 17
Code M. Recapture of section 179 deduction	See page 17
Code N. Business interest expense (information item)	See page 17
Code O. Section 453(l)(3) information	Sch. 2 (Form 1040), line 8
Code P. Section 453A(c) information	Sch. 2 (Form 1040), line 8
Code Q. Section 1260(b) information	Sch. 2 (Form 1040), line 8
Code R. Interest allocable to production expenditures	See Regulations sections 1.263A-8 through -15
Code S. Capital construction fund (CCF) nonqualified withdrawals	Sch. 2 (Form 1040), line 10
Code T. Depletion deduction	See Pub. 535
Code U. Reserved for future use	
Code V. Unrelated business taxable income	See page 18

List of Codes Used in Schedule K-1 (Form 1065) (continued)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
20. Other information (continued)	
	Code W. Precontribution gain (loss)
	Form 8949 and/or Schedule D (Form 1040); or Form 4797
	Code Y. Net investment income
	See Instructions for Form 8960
	Code Z. Section 199A information
	Form 8995 or Form 8995-A
	Code AA. Section 704(c) information
	See page 18
	Code AB. Section 751 gain (loss)
	See page 18
	Code AC. Section 1(h)(5) gain (loss)
	See page 19
	Code AD. Deemed section 1250 unrecaptured gain
	See page 19
	Code AE. Excess taxable income
	See Instructions for Form 8990
	Code AF. Excess business interest income
	See page 19
	Code AG. Gross receipts for section 448(c)
	See page 19
	Code AH. Other information
	See page 19

Schedule of Activities

For calendar year 2020, or tax year beginning , 2020, and ending

Name: ST. JOSEPH'S COMMONS, L.P. 83-0624928
 For: ST. JOSEPH'S COMMONS, INC C/O FRONT S 83-0638945

Description of Activity	Activity Number	100% Disposed	PTP	P/T 199A	Type Code *	Description
	1				2	

	Activity - 1	Activity -	Activity -
Ordinary business income (loss)			
Net rental real estate income (loss)			
Other net rental income (loss)			
Interest income			
Dividends - Ordinary dividends			
- Qualified dividends			
- Dividend equivalents (1065 only)			
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 portfolio income			
Section 1256 contracts and straddles			
Other income			
Section 179 deduction			
Charitable contributions			
Portfolio deductions			
Investment interest expense			
Section 59(e)(2) expenditures			
Excess business interest expense			
Other deductions			
Net earnings from self-employment			
Gross farming or fishing income			
Gross nonfarm income			
LIH credit - Section 42(j)(5) partnerships			
- Other			
Qualified rehabilitation expenditures related to rental real estate			
Other rental credits			
Credits related to other rental activities			
Recapture of LIH credit - Section 42(j)(5) partnerships			
- Other			
Other credits			
Post-1986 depreciation adjustment			
Adjusted gain or loss			
Portion of adjusted gain/loss allocable to short-term gain/loss			
Portion of adjusted gain/loss allocable to long-term gain/loss			
Portion of adjusted gain/loss allocable to section 1231 gain/loss			
Depletion (other than oil and gas)			
Oil, gas and geothermal properties - gross income			
Oil, gas and geothermal properties - deductions			
Other AMT items			
Investment income			
Investment expenses			
Section 199A - W-2 wages			
- Unadjusted basis of assets			
- REIT dividends			
- Cooperative qualified business income			
- Cooperative W-2 wages			
	1,197.		



TOLEDO OFFICE:
1785 INDIAN WOOD CIRCLE
MAUMEE OH 43537-4010

PHONE: 419.794.2000
FAX: 419.794.2090

FINDLAY OFFICE:
551 LAKE CASCADES PKWY PO BOX 1106
FINDLAY OH 45839-1106

PHONE: 419.423.4481
FAX: 419.423.4865

JULY 19, 2021

NDC CORPORATE EQUITY FUND XV, L.P.
C/O NDC AFFORDABLE HOUSING LLC
24 WHITEHALL STREET, STE 710
NEW YORK, NY 10004

RE: ST. JOSEPH'S COMMONS, L.P.

DEAR PARTNER:

ATTACHED IS YOUR COPY OF THE 2020 PARTNERSHIP FORM 1065 SCHEDULE K-1. THIS SCHEDULE SUMMARIZES YOUR INFORMATION FROM THE PARTNERSHIP. THIS INFORMATION HAS BEEN PROVIDED TO THE INTERNAL REVENUE SERVICE WITH THE U.S. PARTNERSHIP RETURN OF INCOME, FORM 1065.

THE INFORMATION PROVIDED ON THIS SCHEDULE SHOULD BE ENTERED ON YOUR TAX RETURN, IN ACCORDANCE WITH THE INSTRUCTIONS IN SCHEDULE K-1, PAGE 2. IF YOUR RETURN WILL BE PREPARED BY YOUR ACCOUNTANT OR ATTORNEY, YOU SHOULD PROVIDE A COPY OF THIS SCHEDULE TO THE PREPARER WITH YOUR OTHER TAX INFORMATION.

WE THANK YOU FOR THE OPPORTUNITY TO SERVE YOU.

SINCERELY,

GILMORE JASION MAHLER, LTD

Schedule K-1 (Form 1065)

2020

Department of the Treasury Internal Revenue Service

For calendar year 2020, or tax year

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

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

See separate instructions.

Part I Information About the Partnership
Part II Information About the Partner
A Partnership's employer identification number
B Partnership's name, address, city, state, and ZIP code
C IRS Center where partnership filed return
D Check if this is a publicly traded partnership (PTP)
E Partner's SSN or TIN
F Name, address, city, state, and ZIP code for partner entered in E.
G General partner or LLC member-manager
H1 Domestic partner
H2 If the partner is a disregarded entity (DE), enter the partner's:
I1 What type of entity is this partner?
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital:
K Partner's share of liabilities:
L Partner's Capital Account Analysis
M Did the partner contribute property with a built-in gain or loss?
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items
1 Ordinary business income (loss)
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 Foreign transactions
17 Alternative min tax (AMT) items
18 Tax-exempt income and nondeductible expenses
19 Distributions
20 Other information
21 More than one activity for at-risk purposes*
22 More than one activity for passive activity purposes*
*See attached statement for additional information.

SCHEDULE K-1 BUSINESS INTEREST EXPENSE, BOX 20, CODE N

<u>DESCRIPTION</u>	<u>PARTNER FILING INSTRUCTIONS</u>	<u>AMOUNT</u>
BUSINESS INTEREST EXPENSE - (INCLUDED IN RENTAL REAL ESTATE INCOME (LOSS))	SEE PARTNERS INSTRUCTIONS	140,661.
TOTAL TO SCHEDULE K-1, BOX 20, CODE N		140,661.

SCHEDULE K-1 SECTION 199A INFORMATION, BOX 20, CODE Z

<u>DESCRIPTION</u>	<u>AMOUNT</u>
RENT -	
RENTAL INCOME (LOSS)	-409,961.
UNADJUSTED BASIS OF ASSETS	11,970,495.

SCH K-1

THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1

ITEM L. PARTNER'S CAPITAL ACCOUNT ANALYSIS

BEGINNING CAPITAL ACCOUNT METHOD USED - TAX BASIS

List of Codes Used in Schedule K-1 (Form 1065)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	
Passive loss	See page 8
Passive income	Schedule E (Form 1040), line 28, column (h)
Nonpassive loss	See page 8
Nonpassive income	Schedule E (Form 1040), line 28, column (k)
2. Net rental real estate income (loss)	See page 8
3. Other net rental income (loss)	
Net income	Schedule E (Form 1040), line 28, column (h)
Net loss	See Instructions for Form 8582
4a. Guaranteed payment Services	See instructions for Schedule E (Form 1040)
4b. Guaranteed payment Capital	See instructions for Schedule E (Form 1040)
4c. Guaranteed payment Total	See page 8
5. Interest income	Form 1040 or 1040-SR, line 2b
6a. Ordinary dividends	Form 1040 or 1040-SR, line 3b
6b. Qualified dividends	Form 1040 or 1040-SR, line 3a
6c. Dividend equivalents	See page 9
7. Royalties	Schedule E (Form 1040), line 4
8. Net short-term capital gain (loss)	Schedule D (Form 1040), line 5
9a. Net long-term capital gain (loss)	Schedule D (Form 1040), line 12
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)
9c. Unrecaptured section 1250 gain	See page 9
10. Net section 1231 gain (loss)	See page 9
11. Other income (loss)	
Code A. Other portfolio income (loss)	See page 9
Code B. Involuntary conversions	See page 9
Code C. Section 1256 contracts & straddles	Form 6781, line 1
Code D. Mining exploration costs recapture	See Pub. 535
Code E. Cancellation of debt	See page 9
Code F. Section 743(b) positive adjustments	See page 10
Code G. Section 965 inclusion	See page 10
Code H. Income under subpart F (other than inclusions under section 951A)	See page 10
Code I. Other income (loss)	See page 10
12. Section 179 deduction	See page 11
13. Other deductions	
Code A. Cash contributions (60%)	See page 11
Code B. Cash contributions (30%)	See page 11
Code C. Noncash contributions (50%)	See page 11
Code D. Noncash contributions (30%)	See page 11
Code E. Capital gain property to a 50% organization (30%)	See page 11
Code F. Capital gain property (20%)	See page 11
Code G. Contributions (100%)	See page 11
Code H. Investment interest expense	Form 4952, line 1
Code I. Deductions - royalty income	Schedule E (Form 1040), line 19
Code J. Section 59(e)(2) expenditures	See page 12
Code K. Excess business interest expense	See page 12
Code L. Deductions - portfolio (other)	Schedule A, line 16
Code M. Amounts paid for medical insurance	Schedule A, line 1, or Schedule 1 (Form 1040), line 16
Code N. Educational assistance benefits	See page 12
Code O. Dependent care benefits	Form 2441, line 12
Code P. Preproductive period expenses See the Partner's Instructions	See page 12
Code Q. Commercial revitalization deduction from rental real estate activities	See Form 8582 instructions
Code R. Pensions and IRAs	See page 12
Code S. Reforestation expense deduction	See page 12
Codes T through U. Reserved for future use	
Code V. Section 743(b) negative adjustments	See page 12
Code W. Other deductions	See page 12
Code X. Section 965(c) deduction	See page 13
Code 14. Self-employment earnings (loss)	
Note. If you have a section 179 deduction or any partner-level deductions, see page 13 before completing Schedule SE (Form 1040).	
Code A. Net earnings (loss) from self-employment	Schedule SE (Form 1040)
Code B. Gross farming or fishing income	See page 13
Code C. Gross non-farm income	See page 13

List of Codes Used In Schedule K-1 (Form 1065) (continued)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
15. Credits	
Code A. Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See page 13
Code B. Low-income housing credit (other) from pre-2008 buildings	See page 13
Code C. Low-income housing credit (section 42(j)(5)) from post-2007 buildings	See page 13
Code D. Low-income housing credit (other) from post-2007 buildings	See page 13
Code E. Qualified rehabilitation expenditures (rental real estate)	See page 13
Code F. Other rental real estate credits	See page 14
Code G. Other rental credits }See the Partner's Instructions	See page 14
Code H. Undistributed capital gains credit	Schedule 3 (Form 1040), line 12, box a
Code I. Biofuel producer credit	See page 14
Code J. Work opportunity credit	See page 14
Code K. Disabled access credit	See page 14
Code L. Empowerment zone employment credit	See page 14
Code M. Credit for increasing research activities	See page 14
Code N. Credit for employer social security and Medicare taxes	See page 14
Code O Backup withholding	See page 14
Code P Other credits	See page 14
16. Foreign transactions	
Code A. Name of country or U.S. possession	Form 1116, Part I
Code B. Gross income from all sources	Form 1116, Part I
Code C. Gross income sourced at partner level	Form 1116, Part I
Foreign gross income sourced at partnership level	
Code D. Reserved for future use	
Code E. Foreign branch category	Form 1116, Part I
Code F. Passive category	Form 1116, Part I
Code G. General category	Form 1116, Part I
Code H. Other	Form 1116, Part I
Deductions allocated and apportioned at partner level	
Code I. Interest expense	Form 1116, Part I
Code J. Other	Form 1116, Part I
Deductions allocated and apportioned at partnership level to foreign source income	
Code K. Reserved for future use	
Code L. Foreign branch category	Form 1116, Part I
Code M. Passive category	Form 1116, Part I
Code N. General category	Form 1116, Part I
Code O. Other	Form 1116, Part I
Other information	
Code P. Total foreign taxes paid	Form 1116, Part II
Code Q. Total foreign taxes accrued	Form 1116, Part II
Code R. Reduction in taxes available for credit	Form 1116, line 12
Code S. Foreign trading gross receipts	Form 8873
Code T. Extraterritorial income exclusion	Form 8873
Codes U and V. Reserved for future use	
Code W. Section 965 information	See page 15
Code X. Other foreign transactions	See page 15
Codes Y and Z. Reserved for future use	
Code AA. Gross receipts per Regulations 1.59A-7(e)(2)-current year	
Code AB. Gross receipts per Regulations 1.59A-7(e)(2)-first preceding year	
Code AC. Gross receipts per Regulations 1.59A-7(e)(2)-second preceding year	

List of Codes Used in Schedule K-1 (Form 1065) (continued)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
16. Foreign transactions (continued)	
Code AD. Gross receipts per Regulations 1.59A-7(e)(2)-third preceding year	
Code AE. Base erosion tax benefits from base erosion tax payments per Regulations 1.59A-7(d).	
Code AF. Amounts included in the denominator of the base erosion percentage per Regulations 1.59A-2(e)(3)(i)	
Code AG. Section 951A (GILTI) information	
Code AH. Foreign-derived intangible income (FDII) information	
Code AI. Section 864(c)(8) foreign partner's distributive share of the deemed sale items on transfer of partnership interest	
17. Alternative minimum tax (AMT) items	
Code A. Post-1986 depreciation adjustment	See Instructions for Form 6251
Code B. Adjusted gain or loss	See Instructions for Form 6251
Code C. Depletion (other than oil & gas)	See Instructions for Form 6251
Code D. Oil, gas, and geothermal - gross income	See Instructions for Form 6251
Code E. Oil, gas, and geothermal - deductions	See Instructions for Form 6251
Code F. Other AMT items	See Instructions for Form 6251
18. Tax-exempt income and nondeductible expenses	
Code A. Tax-exempt interest income	Form 1040 or 1040-SR, line 2a
Code B. Other tax-exempt income	See page 15
Code C. Nondeductible expenses	See page 15
19. Distributions	
Code A. Cash and marketable securities	See page 15
Code B. Distribution subject to section 737	See page 16
Code C. Other property	See page 16
20. Other information	
Code A. Investment income	Form 4952, line 4a
Code B. Investment expenses	Form 4952, line 5
Code C. Fuel tax credit information	Form 4136
Code D. Qualified rehabilitation expenditures (other than rental real estate)	See page 16
Code E. Basis of energy property	See page 16
Code F. Recapture of low-income housing credit for section 42(j)(5) partnerships	See page 16
Code G. Recapture of low-income housing credit for other partnerships	See page 16
Code H. Recapture of investment credit	See Form 4255
Code I. Recapture of other credits	See page 16
Code J. Look-back interest-completed long-term contracts	See Form 8697
Code K. Look-back interest-income forecast method	See Form 8866
Code L. Dispositions of property with section 179 deductions	See page 17
Code M. Recapture of section 179 deduction	See page 17
Code N. Business interest expense (information item)	See page 17
Code O. Section 453(l)(3) information	Sch. 2 (Form 1040), line 8
Code P. Section 453A(c) information	Sch. 2 (Form 1040), line 8
Code Q. Section 1260(b) information	Sch. 2 (Form 1040), line 8
Code R. Interest allocable to production expenditures	See Regulations sections 1.263A-8 through -15
Code S. Capital construction fund (CCF) nonqualified withdrawals	Sch. 2 (Form 1040), line 10
Code T. Depletion deduction	See Pub. 535
Code U. Reserved for future use	
Code V. Unrelated business taxable income	See page 18

List of Codes Used in Schedule K-1 (Form 1065) (continued)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
20. Other information (continued)	
	Code W. Precontribution gain (loss)
	Form 8949 and/or Schedule D (Form 1040); or Form 4797
	Code Y. Net investment income
	See Instructions for Form 8960
	Code Z. Section 199A information
	Form 8995 or Form 8995-A
	Code AA. Section 704(c) information
	See page 18
	Code AB. Section 751 gain (loss)
	See page 18
	Code AC. Section 1(h)(5) gain (loss)
	See page 19
	Code AD. Deemed section 1250 unrecaptured gain
	See page 19
	Code AE. Excess taxable income
	See Instructions for Form 8990
	Code AF. Excess business interest income
	See page 19
	Code AG. Gross receipts for section 448(c)
	See page 19
	Code AH. Other information
	See page 19

Schedule of Activities

For calendar year 2020, or tax year beginning , 2020, and ending

Name: **ST. JOSEPH'S COMMONS, L.P.**

83-0624928

For: **NDC CORPORATE EQUITY FUND XV, L.P. C/**

83-1506679

Description of Activity	Activity Number	100% Disposed	PTP	P/T 199A	Type Code *	Description
	1				2	

	Activity - 1	Activity -	Activity -
Ordinary business income (loss)			
Net rental real estate income (loss)	-409,961.		
Other net rental income (loss)			
Interest income			
Dividends - Ordinary dividends			
- Qualified dividends			
- Dividend equivalents (1065 only)			
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 portfolio income			
Section 1256 contracts and straddles			
Other income			
Section 179 deduction			
Charitable contributions			
Portfolio deductions			
Investment interest expense			
Section 59(e)(2) expenditures			
Excess business interest expense			
Other deductions			
Net earnings from self-employment			
Gross farming or fishing income			
Gross nonfarm income			
LIH credit - Section 42(j)(5) partnerships			
- Other			
Qualified rehabilitation expenditures related to rental real estate			
Other rental credits			
Credits related to other rental activities			
Recapture of LIH credit - Section 42(j)(5) partnerships			
- Other			
Other credits			
Post-1986 depreciation adjustment			
Adjusted gain or loss			
Portion of adjusted gain/loss allocable to short-term gain/loss			
Portion of adjusted gain/loss allocable to long-term gain/loss			
Portion of adjusted gain/loss allocable to section 1231 gain/loss			
Depletion (other than oil and gas)			
Oil, gas and geothermal properties - gross income			
Oil, gas and geothermal properties - deductions			
Other AMT items			
Investment income			
Investment expenses			
Section 199A - W-2 wages			
- Unadjusted basis of assets	11,970,495.		
- REIT dividends			
- Cooperative qualified business income			
- Cooperative W-2 wages			

