

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

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

Name **Artex Properties, LLC** Employer identification number XXXXXXXXXX

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	P.O. Box 445 Nash, TX 75569	1	365	
B				
C				
D				

Rental Real Estate Income	Properties			
	A	B	C	D
2 Gross rents	224,434.			
Rental Real Estate Expenses				
3 Advertising	1,765.			
4 Auto and travel	5,481.			
5 Cleaning and maintenance				
6 Commissions				
7 Insurance	19,378.			
8 Legal and other professional fees	895.			
9 Interest (see instructions)	32,830.			
10 Repairs	60,273.			
11 Taxes	42,105.			
12 Utilities	4,643.			
13 Wages and salaries				
14 Depreciation (see instructions)	40,335.			
15 Other (list) ▶				
Office and Postage	651.			
Storage Rental	1,746.			
16 Total expenses for each property. Add lines 3 through 15	210,102.			
17 Income or (loss) from each property. Subtract line 16 from line 2	14,332.			
18a Total gross rents. Add gross rents from line 2, columns A through H				18a 224,434.
b Total expenses. Add total expenses from line 16, columns A through H				18b -210,102.
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: Form 1065 or 1120S: Schedule K, line 2				21 14,332.