

Input Sheet (Sch E (1040) Page 1)

Ownership Information

1	Enter Short Activity Name (8 Characters)	1	<u>01</u>
2	Enter Filer, Spouse or Joint	2	<u>Filer</u>
3	Enter Property Type Check ("X") if LLC: <input type="checkbox"/>	3	<u>1</u>
4	Fair rental days	4	<u> </u>
5	Personal use days	5	<u> </u>
6	Check ("X") if prior year complete disposition (Installment Sale Only)	6	<u> </u>
7	Check ("X") to make election if property is part of a qualified joint venture (QJV)	7	<u> </u>
8	Check ("X") for active participation	8	<u>X</u>
9	Check ("X") for non-real estate rental activity	9	<u> </u>
10	Check ("X") for a non-passive rental activity	10	<u> </u>
11	Check ("X") if complete disposition of a passive activity	11	<u> </u>
12	Check ("X") for real estate professional	12	<u> </u>
13	Check ("X") to calculate at-risk limitation	13	<u> </u>
14	Check ("X") if foreign source	14	<u> </u>
15	Check ("X") if rental of non-depreciable property	15	<u> </u>
16	Check ("X") to exclude property from Sec 179 business income limit calculations	16	<u> </u>
17	Check ("X") if property is part personal and part rental Qualified Business Income Deduction	17	<u>X</u>
18	Check ("X") if a Qualified Business	18	<u>X</u>
19	Check ("X") if a Specified Service Trade or Business	19	<u> </u>

Property Information

Property Description (for state use) 1629 ARMACOST AVE
 Address 1629 ARMACOST AVE, UNIT 102
 City LOS ANGELES State CA Zip Code 90025

If property is located in a foreign country, complete the information below:
 Province/country _____ Postal Code _____
 Country name _____

NOTE: Enter Whole Numbers.

Rental use percentage for property used partially for personal use only: 70.00%

Income:	Direct	Allowed
a Income received reported on Form 1099-MISC		
Rent income	<u>a 0</u>	<u>a 0</u>
Royalty income	<u>0</u>	<u>0</u>
b Other income received not reported on Form 1099-MISC		
Rent income	<u>b 19,680</u>	<u>b 19,680</u>
Royalty income	<u>0</u>	<u>0</u>
c Gross amount of payment card/third party network transactions on Form 1099-K		
Rent income	<u>c 0</u>	<u>c 0</u>
d Credits from qualified sick and family leave wages on Form 944 or Form(s) 941		
Rent income	<u>d</u>	<u>d</u>
Royalty income	<u> </u>	<u> </u>
3 Rents received		<u>3 19,680</u>
4 Royalties received		<u>4 0</u>

Expenses:	Direct	Indirect	Allowed
5 Advertising	<u>5 174</u>		<u>174</u>
6 a Auto expenses	<u>6a 0</u>		<u>0</u>
b Travel expenses:	<u>6b 0</u>	<u>0</u>	<u>0</u>
c Meal expenses:			
c1 Total meal expenses at 50% allowance	<u>6c1 0</u>	<u>0</u>	<u>0</u>
c2 Total meal expenses at 80% allowance	<u>6c2 0</u>	<u>0</u>	<u>0</u>
c3 Total meal expenses at 100% allowance	<u>6c3 0</u>	<u>0</u>	<u>0</u>
c4 Total meal expenses federal at M&IE rates	<u>6c4 0</u>	<u>0</u>	<u>0</u>
c5 Total deductible meal expenses	<u>6c5 0</u>	<u>0</u>	<u>0</u>
d Total auto and travel	<u>6d 0</u>	<u>0</u>	<u>0</u>
7 Cleaning and maintenance	<u>7</u>		<u>0</u>
8 Commissions	<u>8</u>		<u>0</u>
9 Insurance	<u>9</u>	<u>943</u>	<u>660</u>
10 Legal and other professional fees	<u>10</u>		<u>0</u>
11 Management fees	<u>11</u>		<u>0</u>
12 a Qualified mortgage interest paid to banks, etc.	<u>12a</u>	<u>7,902</u>	<u>5,531</u>
a1 Form 8990 limitation amount	<u>12a1</u>		<u> </u>

	a2	Qualified mortgage interest paid to banks, etc. (Limited to 12a1)	12a2		7,902	5,531
b		Other mortgage interest paid to banks, etc.	12b			0
	b1	Form 8990 limitation amount	12b1			0
	b2	Other mortgage interest paid to banks, etc. (Limited to 12b1)	12b2			0
c		Total mortgage interest (Sum Line 12a2 and 12b2)	12c	0	7,902	5,531
d		Enter qualified home mortgage interest (469(j)(7)) included in line 12c	12d			0
13	a	Other interest	13a			0
	a1	Form 8990 limitation amount	13a1			0
	a2	Other interest (Limited to 13a1)	13a2			0
	b	Enter qualified home mortgage interest (469(j)(7)) included in line 13a	13b			0
14		Repairs	14			0
15		Supplies	15			0
16	a	Real estate taxes	16a		7,351	5,146
	b	Other taxes	16b			0
	c	Total taxes	16c	0	7,351	5,146
17		Utilities	17		4,428	3,100
18	a	Depreciation expense (Ownership % will not be applied)	18a	6,348		6,348
	b	Depletion expense (Ownership % will not be applied)	18b			0
	c	Total depreciation/depletion expense	18c	6,348		6,348
19	a	Other expenses	19a	0	7,800	5,460
	b	Amortization (Ownership % will not be applied)	19b	0		0
	c	Vacation home expense carryover	19c	0		0
	d	Vacation home depreciation carryover	19d	0		0
	e	Vacation home amortization carryover	19e	0		0
	f	Expenses disallowed for Vacation Home	19f	0		0
20		Total expenses. Add lines 5 through 19	20	6,522	28,424	26,419
21		Subtract line 20 from line 3 and/or 4. If result is a (loss), see instructions to find out if you must file Form 6198	21			-6,739
22		Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22			0

Line 8a (Sch A (1040)) - Home Mortgage Interest and Points on Form 1098

1 Lender's Name	NOT used to buy, build, or improve a qualified residence	USED for investment assets	Home Office				Total Mortgage Interest	Fully Deductible Points
			1	2	3	4		
a WELLS FARGO						1a 11,585	1a	
b WF - BUELLTON						1b	1b	
c DOVENMUEHLE						1c	1c	
d						1d	1d	
e						1e	1e	
f						1f	1f	
g						1g	1g	
h						1h	1h	
i Mortgage interest from Schedule E						1i 2,371	1i	
j Interest difference not reported above.						1j	1j	

Explain: _____

Total of line 1 1 13,956

Qualified Loan Limit - Part I

2 Enter the average balance of all your grandfathered debt.	2	
3 Enter the average balance of all your home acquisitions debt.	3	
<input type="checkbox"/> Check the box if the loan was taken out after December 15, 2017.		
4 Enter \$1,000,000 (\$500,000 if married filing separately)*	4	1,000,000
5 Enter the LARGER of the amounts on line 2 or the amount on line 4	5	1,000,000
6 Add the amounts on lines 2 and 3. Enter the total here	6	0
7 Enter the SMALLER of the amount on line 5 or the amount on line 6. This is your qualified loan limit	7	0

* See Pub 936 for more details and exceptions.

Deductible Home Mortgage Interest - Part II

8 Enter the total of the average balances of all mortgages on all qualified homes.	8	
If line 7 is less than line 8, Go on to line 9.		
If line 7 is equal to or more than line 8, go to line 11. All of your interest on all the mortgages included on line 8 is deductible as home mortgage interest on Schedule A (Form 1040)		
9 Enter the total amount of interest that you paid.	9	0
10 Divide the amount on line 7 by the amount on line 8. Enter as a decimal (rounded to 3 places)	10	0.000
11 Multiply the amount on line 9 by the decimal amount on line 10. If you skipped lines 9 & 10, enter amount from line 1. This is your DEDUCTIBLE HOME MORTGAGE INTEREST	11	13,956
a Deductible home mortgage interest for line 8a	a	13,956
b Deductible home mortgage interest for line 8b	b	0
12 Reductions in amounts deductible on Schedule A		
a Subtract the amount on line 11a from the amount on line 9. This is NOT home mortgage interest.	a	0
b Form 8396 allocation.	b	0
c Mortgage interest and points allocated on Home Office Expense Worksheet	c	0
d	d	
Total of Lines 12b - 12d.	12	0
13 Subtract line 12 from line 11a.	13	13,956

Line 5b (Sch A (1040)) - State and Local Real Estate Taxes

		Home Office					
		1	2	3	4		
1a	Principal residence					1a	5,335
1b	Principal residence					1b	
	Total principal residence					1	5,335
2	Real estate taxes from Schedule E properties					2	2,205
		Home Office					
		1	2	3	4		
3	Other real estate (not held for investment):						
a	_____					3a	_____
b	_____					3b	_____
c	_____					3c	_____
d	_____					3d	_____
e	_____					3e	_____
	Total other real estate (not held for investment)					3	0
4	a Real estate taxes on all properties not held for investment					4a	7,540
	b Real estate taxes allocated on Home Office Expense Worksheet					4b	0
	Subtract line 4b from line 4a					4	7,540
5	Real estate held for investment:						
a	_____					5a	_____
b	_____					5b	_____
c	_____					5c	_____
d	_____					5d	_____
e	_____					5e	_____
	Total other real estate held for investment					5	0
6	Total state and local real estate taxes (add line 4 and line 5)					6	7,540