

1700 Houston Street, Austin, Texas 78756

6 – unit multifamily property in Central Austin

Important notes regarding 2023 (Supplemental) Income and Loss Statement (Schedule E of Owner's 2023 U.S. Federal Tax Return)

- 1) Total (annual) rents received figure for 2023 (\$72,134) excludes any income from one of the apartment units. One unit (#103, a 1-bedroom, 1-bath apartment) was occupied throughout 2023 by an extremely long-term (approx. 20-years), older, and physically-challenged tenant who did not pay any rent – allowed and approved by the owner (Chaus Group, LLC) as private assistance and a courtesy. This tenant subsequently moved out (relocated), and no longer resides on the property.
- 2) Approximately ½ (50% or roughly \$3,610) of the total \$7,220 in Expenses listed as “Repairs” (line 14) during tax year 2023 were directly associated with repairs and renovation for the one-bedroom, one-bath apartment unit (#103) referenced above in Note 1. This unit is now leased and occupied by a rent-paying tenant.
- 3) Expenses during 2023 and listed as “Other” (line 19) include: (a) \$2,790 for Gardening; (b) \$1,195 for Mileage; and (c) \$121 for Miscellaneous. These three expense items are listed on Statement 3 – attached to the 2023 Supplemental Income and Loss.

Prepared on August 9, 2024 by Chaus Group, LLC, Manager

SCHEDULE E
(Form 1040)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

2023

Attachment
Sequence No. **13**

Department of the Treasury
Internal Revenue Service

Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

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

Name(s) shown on return

Your social security number

Gregory J. Chico

Part I **Income or Loss From Rental Real Estate and Royalties**

Note: If you are in the business of renting personal property, use Schedule C. See instructions. If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

- A Did you make any payments in 2023 that would require you to file Form(s) 1099? See instructions Yes No
 B If "Yes," did you or will you file required Form(s) 1099? Yes No

1 a Physical address of each property (street, city, state, ZIP code)

A [REDACTED]
 B [REDACTED]
 C 1700 Houston Street, Austin, TX 78756

1 b Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.	Fair Rental Days	Personal Use Days	QJV
A 1		[REDACTED]	[REDACTED]	
B 1		[REDACTED]	[REDACTED]	
C 2		365		↓

Type of Property:

- 1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
 2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:	Properties:		
	A	B	C
3 Rents received	[REDACTED]	[REDACTED]	72,134.
4 Royalties received			
Expenses:			
5 Advertising			
6 Auto and travel (see instructions)			
7 Cleaning and maintenance			16.
8 Commissions			
9 Insurance			5,150.
10 Legal and other professional fees	[REDACTED]	[REDACTED]	771.
11 Management fees			
12 Mortgage interest paid to banks, etc. (see instructions)			
13 Other interest			
14 Repairs	[REDACTED]	[REDACTED]	7,220.
15 Supplies	[REDACTED]	[REDACTED]	845.
16 Taxes	[REDACTED]	[REDACTED]	14,953.
17 Utilities	[REDACTED]	[REDACTED]	4,852.
18 Depreciation expense or depletion	[REDACTED]	[REDACTED]	7,077.
19 Other (list) [REDACTED] See St 3	[REDACTED]	[REDACTED]	4,106.
20 Total expenses. Add lines 5 through 19	[REDACTED]	[REDACTED]	44,990.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	[REDACTED]	[REDACTED]	27,144.
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	[REDACTED]	[REDACTED]	
23 a Total of all amounts reported on line 3 for all rental properties	[REDACTED]	[REDACTED]	
23 b Total of all amounts reported on line 4 for all royalty properties			
23 c Total of all amounts reported on line 12 for all properties			
23 d Total of all amounts reported on line 18 for all properties	[REDACTED]	[REDACTED]	
23 e Total of all amounts reported on line 20 for all properties	[REDACTED]	[REDACTED]	
24 Income. Add positive amounts shown on line 21. Do not include any losses			[REDACTED]
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here			[REDACTED]
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, and IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 5. Otherwise, include this amount in the total on line 41 on page 2			[REDACTED]

BAA For Paperwork Reduction Act Notice, see the separate instructions.

Schedule E (Form 1040) 2023

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Statement 3
Schedule E, Line 19 - 1700 Houston Street
Other Rental and Royalty Expenses



Gardening	\$	2,790.
Mileage (1825miles x .655)		1,195.
Miscellaneous		121.
Total	\$	<u>4,106.</u>

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]