

Extended to November 15, 2019

Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e))

OMB No 1545-0687

2018

Form 990-T

Department of the Treasury Internal Revenue Service

For calendar year 2018 or other tax year beginning and ending

Go to www.irs.gov/Form990T for instructions and the latest information

Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Open to Public Inspection for 501(c)(3) Organizations Only

Check box if address changed

Name of organization (Check box if name changed and see instructions.)

Employer identification number (Employees' trust, see instructions)

Exempt under section: 501(c)(3), 408(e), 408A, 529(a)

Print or Type

Artspace Projects, Inc.

41-1350071

Number, street, and room or suite no. If a P.O. box, see instructions.

250 3rd Avenue North #400

Unrelated business activity code (See instructions)

City or town, state or province, country, and ZIP or foreign postal code

Minneapolis, MN 55401

531120

Book value of all assets at end of year: 74,144,253.

F Group exemption number (See instructions.)

G Check organization type: 501(c) corporation, 501(c) trust, 401(a) trust, Other trust

H Enter the number of the organization's unrelated trades or businesses. Describe the only (or first) unrelated trade or business here: Rental of debt financed property.

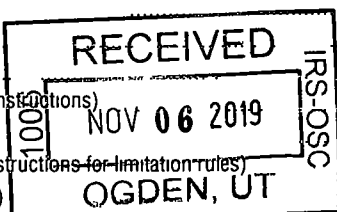
I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? No

J The books are in care of: Mark Conrad. Telephone number: 612-333-9012

Table with 4 columns: Part I Unrelated Trade or Business Income, (A) Income, (B) Expenses, (C) Net. Rows include Gross receipts or sales, Cost of goods sold, Capital gain net income, etc.

Part II Deductions Not Taken Elsewhere (See instructions for limitations on deductions.)

Table with 2 columns: Description of deductions, Amount. Rows include Compensation of officers, directors, and trustees; Salaries and wages; Repairs and maintenance; etc.



See Statement 2

Part III Total Unrelated Business Taxable Income

33	Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	33	0.
34	Amounts paid for disallowed fringes	34	
35	Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instructions) Stmt 3	35	0.
36	Total of unrelated business taxable income before specific deduction. Subtract line 35 from the sum of lines 33 and 34	36	
37	Specific deduction (Generally \$1,000, but see line 37 instructions for exceptions)	37	1,000.
38	Unrelated business taxable income. Subtract line 37 from line 36. If line 37 is greater than line 36, enter the smaller of zero or line 36	38	0.

Part IV Tax Computation

39	Organizations Taxable as Corporations. Multiply line 38 by 21% (0.21)	39	0.
40	Trusts Taxable at Trust Rates. See instructions for tax computation. Income tax on the amount on line 38 from: <input type="checkbox"/> Tax rate schedule or <input type="checkbox"/> Schedule D (Form 1041)	40	
41	Proxy tax. See instructions	41	
42	Alternative minimum tax (trusts only)	42	
43	Tax on Noncompliant Facility Income. See instructions	43	
44	Total. Add lines 41, 42, and 43 to line 39 or 40, whichever applies	44	0.

Part V Tax and Payments

45a	Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116)	45a	
b	Other credits (see instructions)	45b	
c	General business credit. Attach Form 3800	45c	
d	Credit for prior year minimum tax (attach Form 8801 or 8827)	45d	
e	Total credits. Add lines 45a through 45d	45e	
46	Subtract line 45e from line 44	46	0.
47	Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8611 <input type="checkbox"/> Form 8697 <input type="checkbox"/> Form 8866 <input type="checkbox"/> Other (attach schedule)	47	
48	Total tax. Add lines 46 and 47 (see instructions)	48	0.
49	2018 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line 2	49	0.
50a	Payments: A 2017 overpayment credited to 2018	50a	
b	2018 estimated tax payments	50b	
c	Tax deposited with Form 8868	50c	2,500.
d	Foreign organizations: Tax paid or withheld at source (see instructions)	50d	
e	Backup withholding (see instructions)	50e	
f	Credit for small employer health insurance premiums (attach Form 8941)	50f	
g	Other credits, adjustments, and payments: <input type="checkbox"/> Form 2439 <input type="checkbox"/> Form 4136 <input type="checkbox"/> Other Total	50g	
51	Total payments. Add lines 50a through 50g	51	2,500.
52	Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>	52	
53	Tax due. If line 51 is less than the total of lines 48, 49, and 52, enter amount owed	53	
54	Overpayment. If line 51 is larger than the total of lines 48, 49, and 52, enter amount overpaid	54	2,500.
55	Enter the amount of line 54 you want: Credited to 2019 estimated tax Refunded	55	2,500.

Part VI Statements Regarding Certain Activities and Other Information (see instructions)

56	At any time during the 2018 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, or other) in a foreign country? If "Yes," the organization may have to file FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If "Yes," enter the name of the foreign country here	Yes	No
57	During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," see instructions for other forms the organization may have to file.		X
58	Enter the amount of tax-exempt interest received or accrued during the tax year \$		X

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 taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer: *[Signature]* Date: 10-31-19 Title: CFO

May the IRS discuss this return with the preparer shown below (see instructions)? Yes No

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Deb Nelson, CPA	Deb Nelson, CPA	10/25/19		P01264758
	Firm's name	Firm's EIN			
	Eide Bailly LLP	45-0250958			
	Firm's address	Phone no.			
	800 Nicollet Mall, Ste. 1300 Minneapolis, MN 55402-7033	612-253-6500			

Schedule A - Cost of Goods Sold. Enter method of inventory valuation ► **N/A**

1	Inventory at beginning of year	1		6	Inventory at end of year	6	
2	Purchases	2		7	Cost of goods sold. Subtract line 6 from line 5. Enter here and in Part I, line 2	7	
3	Cost of labor	3		8	Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?	Yes	No
4a	Additional section 263A costs (attach schedule)	4a					
b	Other costs (attach schedule)	4b					
5	Total. Add lines 1 through 4b	5					

Schedule C - Rent Income (From Real Property and Personal Property Leased With Real Property)

(see instructions)

1. Description of property

(1) _____

(2) _____

(3) _____

(4) _____

2. Rent received or accrued		3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%)	(b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income)	
(1)		
(2)		
(3)		
(4)		
Total	0.	Total 0.

(c) Total income. Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A) ► 0.

(b) Total deductions. Enter here and on page 1, Part I, line 6, column (B) ► 0.

Schedule E - Unrelated Debt-Financed Income (see instructions)

1. Description of debt-financed property	2. Gross income from or allocable to debt-financed property	3. Deductions directly connected with or allocable to debt-financed property		
		(a) Straight line depreciation (attach schedule) Statement 6	(b) Other deductions (attach schedule) Statement 7	
(1) Mt Baker Commercial	56,867.	25,103.	41,629.	
(2) Northern Warehouse	131,543.		138,270.	
(3) Tannery Working Studio	13,200.	493.	10,763.	
(4) Tashiro Arts Building	26,868.	3,201.	27,251.	
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	5. Average adjusted basis of or allocable to debt-financed property (attach schedule)	6. Column 4 divided by column 5	7. Gross income reportable (column 2 x column 6)	8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
(1) 1,560,491.	2,156,641.	72.36%	41,149.	48,287.
(2)	538,624.	%		
(3) 527,676.	462,037.	100.00%	13,200.	11,256.
(4) 1,392,109.	978,053.	100.00%	26,868.	30,452.
Statement 4	Statement 5		Enter here and on page 1, Part I, line 7, column (A)	Enter here and on page 1, Part I, line 7, column (B)
Totals		►	81,217.	89,995.
Total dividends-received deductions included in column 8		►		0.

Schedule F - Interest, Annuities, Royalties, and Rents From Controlled Organizations (see instructions)

1. Name of controlled organization	2. Employer identification number	Exempt Controlled Organizations			
		3. Net unrelated income (loss) (see instructions)	4. Total of specified payments made	5. Part of column 4 that is included in the controlling organization's gross income	6. Deductions directly connected with income in column 5
(1)					
(2)					
(3)					
(4)					

Nonexempt Controlled Organizations

7. Taxable income	8. Net unrelated income (loss) (see instructions)	9. Total of specified payments made	10. Part of column 9 that is included in the controlling organization's gross income	11. Deductions directly connected with income in column 10
(1)				
(2)				
(3)				
(4)				

Totals			Add columns 5 and 10 Enter here and on page 1, Part I, line 8, column (A)	Add columns 6 and 11 Enter here and on page 1, Part I, line 8, column (B)
			0.	0.

Schedule G - Investment Income of a Section 501(c)(7), (9), or (17) Organization (see instructions)

1. Description of income	2. Amount of income	3. Deductions directly connected (attach schedule)	4. Set-asides (attach schedule)	5. Total deductions and set-asides (col 3 plus col 4)
(1)				
(2)				
(3)				
(4)				

Totals		Enter here and on page 1, Part I, line 9, column (A)	Enter here and on page 1, Part I, line 9, column (B)
		0.	0.

Schedule I - Exploited Exempt Activity Income, Other Than Advertising Income (see instructions)

1. Description of exploited activity	2. Gross unrelated business income from trade or business	3. Expenses directly connected with production of unrelated business income	4. Net income (loss) from unrelated trade or business (column 2 minus column 3) If a gain, compute cols 5 through 7	5. Gross income from activity that is not unrelated business income	6. Expenses attributable to column 5	7. Excess exempt expenses (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						

Totals		Enter here and on page 1, Part I, line 10, col (A)	Enter here and on page 1, Part I, line 10, col (B)	Enter here and on page 1, Part II, line 26
		0.	0.	0.

Schedule J - Advertising Income (see instructions)

Part I Income From Periodicals Reported on a Consolidated Basis

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						

Totals (carry to Part II, line (5))		0.	0.	0.
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Part II **Income From Periodicals Reported on a Separate Basis** (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis)

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals from Part I	0.	0.				0.
Totals, Part II (lines 1-5)	Enter here and on page 1, Part I, line 11, col (A) 0.	Enter here and on page 1, Part I, line 11, col (B) 0.				Enter here and on page 1, Part II, line 27 0.

Schedule K - Compensation of Officers, Directors, and Trustees (see instructions)

1. Name	2. Title	3. Percent of time devoted to business	4. Compensation attributable to unrelated business
(1)		%	
(2)		%	
(3)		%	
(4)		%	
Total Enter here and on page 1, Part II, line 14			0.

Footnotes

Statement 1

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

The organization is making the de minimis safe harbor election under Reg. Sec. 1.263(a)-1(f).

Form 990-T	Other Deductions	Statement	2
Description		Amount	
Professional Fees			575.
Total to Form 990-T, Page 1, line 28			575.

Form 990-T	Net Operating Loss Deduction			Statement	3
Tax Year	Loss Sustained	Loss Previously Applied	Loss Remaining	Available This Year	
12/31/13	1,142.	0.	1,142.	1,142.	
12/31/14	1,227.	0.	1,227.	1,227.	
12/31/15	15,473.	0.	15,473.	15,473.	
12/31/16	9,070.	0.	9,070.	9,070.	
12/31/17	15,583.	0.	15,583.	15,583.	
NOL Carryover Available This Year			42,495.	42,495.	

Form 990-T Schedule E - Unrelated Debt-Financed Income Statement 4
 Average Acquisition Debt

Description of Debt-Financed Property	Activity Number	Amount of Outstanding Debt
Mt Baker Commercial	1	
Beginning first month		1,563,252.
Beginning second month		1,562,750.
Beginning third month		1,562,248.
Beginning fourth month		1,561,746.
Beginning fifth month		1,561,244.
Beginning sixth month		1,560,742.
Beginning seventh month		1,560,240.
Beginning eighth month		1,559,738.
Beginning ninth month		1,559,236.
Beginning tenth month		1,558,734.
Beginning eleventh month		1,558,232.
Beginning twelfth month		1,557,728.
Total of All Months		18,725,890.
Number of Months in Year		12
Average Aquisition Debt		1,560,491.

Description of Debt-Financed Property	Activity Number	Amount of Outstanding Debt
Northern Warehouse	2	
Beginning first month		
Beginning second month		
Beginning third month		
Beginning fourth month		
Beginning fifth month		
Beginning sixth month		
Beginning seventh month		
Beginning eighth month		
Beginning ninth month		
Beginning tenth month		
Beginning eleventh month		
Beginning twelfth month		
Total of All Months		
Number of Months in Year		12
Average Aquisition Debt		

Description of Debt-Financed Property	Activity Number	Amount of Outstanding Debt
Tannery Working Studio	3	
Beginning first month		552,597.
Beginning second month		548,066.
Beginning third month		543,535.
Beginning fourth month		539,004.
Beginning fifth month		534,473.
Beginning sixth month		529,942.
Beginning seventh month		525,411.
Beginning eighth month		520,880.
Beginning ninth month		516,349.
Beginning tenth month		511,818.
Beginning eleventh month		507,287.
Beginning twelfth month		502,751.
Total of All Months		6,332,113.
Number of Months in Year		12
Average Aquisition Debt		527,676.

Description of Debt-Financed Property	Activity Number	Amount of Outstanding Debt
Tashiro Arts Building	4	
Beginning first month		1,404,126.
Beginning second month		1,401,941.
Beginning third month		1,399,756.
Beginning fourth month		1,397,571.
Beginning fifth month		1,395,386.
Beginning sixth month		1,393,201.
Beginning seventh month		1,391,016.
Beginning eighth month		1,388,831.
Beginning ninth month		1,386,646.
Beginning tenth month		1,384,461.
Beginning eleventh month		1,382,276.
Beginning twelfth month		1,380,091.
Total of All Months		16,705,302.
Number of Months in Year		12
Average Aquisition Debt		1,392,109.

Totals to Form 990-T, Schedule E, Column 4

Form 990-T Schedule E - Unrelated Debt-Financed Income Statement 5
 Average Adjusted Basis

Description of Debt-Financed Property	Activity Number	Amount
Mt Baker Commercial	1	
Average adjusted basis of property first day of year		2,185,446.
Average adjusted basis of property last day of year		2,127,835.
Average adjusted basis of property for the year		2,156,641.

Description of Debt-Financed Property	Activity Number	Amount
Northern Warehouse	2	
Average adjusted basis of property first day of year		545,708.
Average adjusted basis of property last day of year		531,539.
Average adjusted basis of property for the year		538,624.

Description of Debt-Financed Property	Activity Number	Amount
Tannery Working Studio	3	
Average adjusted basis of property first day of year		458,842.
Average adjusted basis of property last day of year		465,231.
Average adjusted basis of property for the year		462,037.

Description of Debt-Financed Property	Activity Number	Amount
Tashiro Arts Building	4	
Average adjusted basis of property first day of year		979,027.
Average adjusted basis of property last day of year		977,079.
Average adjusted basis of property for the year		978,053.

Total to Form 990-T, Schedule E, Column 5

Form 990-T Schedule E - Depreciation Deduction Statement 6

Description	Activity Number	Amount	Total
Depreciation		25,103.	
- SubTotal -	1		25,103.
Depreciation		493.	
- SubTotal -	3		493.
Depreciation		3,201.	
- SubTotal -	4		3,201.
Total of Form 990-T, Schedule E, Column 3(a)			28,797.

Form 990-T Schedule E - Other Deductions Statement 7

Description	Activity Number	Amount	Total
Salaries		3,884.	
Bad Debts			
Rent & Utilities		4,896.	
Property Management		3,102.	
Insurance		1,027.	
Property Taxes		4,199.	
Telephone		184.	
Office Supplies & Printing		791.	
Equipment & Maintenance		6,135.	
Permits & Fees		-223.	
Leasing, Pakring & Miscellaneous		139.	
Interest		17,204.	
Travel, Entertainment and Event		30.	
Contract Services		261.	
- SubTotal -	1		41,629.
Salaries		15,608.	
Rent & Utilities		19,592.	
Property Management		10,596.	
Insurance		8,584.	
Property Taxes		21,756.	
Telephone		783.	
Equipment & Maintenance		32,085.	
Permits & Fees		19.	
Asset Management Fees		28,389.	
Office Supplies & Printing		684.	
Contract Services		174.	
- SubTotal -	2		138,270.
Salaries		1,474.	

Contract Services			43.	
Rent & Utilities			1,437.	
Property Management			774.	
Insurance			626.	
Property Taxes			636.	
Telephone			163.	
Office Supplies & Printing			312.	
Equipment & Maintenance			2,357.	
Advertising & Marketing				
Permits & Fees			1,996.	
Leasing, Pakring & Miscellaneous			10.	
Asset Management Fees			450.	
Interest			473.	
Travel, Entertainment and Event			12.	
	- SubTotal -	3		10,763.
Compensation			1,883.	
Contract Services			161.	
Rent & Utilities			1,745.	
Property Management			1,339.	
Insurance			492.	
Property Taxes			3,928.	
Telephone			120.	
Office Supplies & Printing			206.	
Equipment & Maintenance			2,056.	
Travel, Entertainment and Event				
Permits & Fees			117.	
Asset Management Fees			7,626.	
Interest			7,578.	
	- SubTotal -	4		27,251.
Total of Form 990-T, Schedule E, Column 3(b)				<u>217,913.</u>

**SCHEDULE M
(Form 990-T)**

**Unrelated Business Taxable Income for
Unrelated Trade or Business**

Entity 1

OMB No 1545-0687

2018

Department of the Treasury
Internal Revenue Service (99)

For calendar year 2018 or other tax year beginning _____, and ending _____

▶ Go to www.irs.gov/Form990T for instructions and the latest information.

▶ Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Open to Public Inspection for
501(c)(3) Organizations Only

Name of the organization **Artspace Projects, Inc.** Employer identification number **41-1350071**

Unrelated business activity code (see instructions) ▶ **900003**
Describe the unrelated trade or business ▶ **Dividend Distribution**

Part I Unrelated Trade or Business Income		(A) Income	(B) Expenses	(C) Net
1 a Gross receipts or sales				
b Less returns and allowances				
c Balance ▶	1c			
2 Cost of goods sold (Schedule A, line 7)	2			
3 Gross profit. Subtract line 2 from line 1c	3			
4 a Capital gain net income (attach Schedule D)	4a			
b Net gain (loss) (Form 4797, Part II, line 17) (attach Form 4797)	4b			
c Capital loss deduction for trusts	4c			
5 Income (loss) from a partnership or an S corporation (attach statement)	5			
6 Rent income (Schedule C)	6			
7 Unrelated debt-financed income (Schedule E)	7			
8 Interest, annuities, royalties, and rents from a controlled organization (Schedule F)	8			
9 Investment income of a section 501(c)(7), (9), or (17) organization (Schedule G)	9			
10 Exploited exempt activity income (Schedule I)	10			
11 Advertising income (Schedule J)	11			
12 Other income (See instructions, attach schedule) Stmt 8	12	28,670.		28,670.
13 Total. Combine lines 3 through 12	13	28,670.		28,670.

Part II Deductions Not Taken Elsewhere (See instructions for limitations on deductions.) (Except for contributions, deductions must be directly connected with the unrelated business income.)

14 Compensation of officers, directors, and trustees (Schedule K)	14		
15 Salaries and wages	15		
16 Repairs and maintenance	16		
17 Bad debts	17		
18 Interest (attach schedule) (see instructions)	18		
19 Taxes and licenses	19		
20 Charitable contributions (See instructions for limitation rules)	20		
21 Depreciation (attach Form 4562)	21		
22 Less depreciation claimed on Schedule A and elsewhere on return	22a		22b
23 Depletion	23		
24 Contributions to deferred compensation plans	24		
25 Employee benefit programs	25		
26 Excess exempt expenses (Schedule I)	26		
27 Excess readership costs (Schedule J)	27		
28 Other deductions (attach schedule) See Statement 9	28		52,633.
29 Total deductions. Add lines 14 through 28	29		52,633.
30 Unrelated business taxable income before net operating loss deduction. Subtract line 29 from line 13	30		-23,963.
31 Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see instructions)	31		
32 Unrelated business taxable income. Subtract line 31 from line 30	32		-23,963.

LHA For Paperwork Reduction Act Notice, see instructions.

Schedule M (Form 990-T) 2018

Form 990-T (M)	Other Income	Statement	8
Description		Amount	
Taxable dividend distribution - Mt. Baker		28,670.	
Total to Schedule M, Part I, line 12		28,670.	

Form 990-T (M)	Other Deductions	Statement	9
Description		Amount	
Mt. Baker Project Expenses		52,058.	
Professional Fees		575.	
Total to Schedule M, Part II, line 28		52,633.	