

AMENDED FORM 990T Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e))

2018

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

Department of the Treasury Internal Revenue Service

A Check box if address changed
B Exempt under section
[X] 501(c)(3)
[] 408(e) [] 220(e)
[] 408A [] 530(a)
[] 529(a)

Name of organization ([] Check box if name changed and see instructions.)
Artspace Projects, Inc.
Number, street, and room or suite no. If a P.O. box, see instructions.
250 3rd Avenue North #400
City or town, state or province, country, and ZIP or foreign postal code
Minneapolis, MN 55401

D Employer identification number (Employees' trust, see instructions)
41-1350071
E Unrelated business activity code (See instructions)
531120

C Book value of all assets at end of year
74,144,253.
F Group exemption number (See instructions.)
G Check organization type [X] 501(c) corporation [] 501(c) trust [] 401(a) trust [] Other trust

H Enter the number of the organization's unrelated trades or businesses. 2
Describe the only (or first) unrelated trade or business here Rental of debt financed property. If only one, complete Parts I-V. If more than one, describe the first in the blank space at the end of the previous sentence, complete Parts I and II, complete a Schedule M for each additional trade or business, then complete Parts III-V.

I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? [] Yes [X] No
If "Yes," enter the name and identifying number of the parent corporation.

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

Part I Unrelated Trade or Business Income table with columns (A) Income, (B) Expenses, (C) Net. Includes rows for Gross receipts, Cost of goods sold, Capital gain, etc.

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)

Table for Part II Deductions Not Taken Elsewhere with rows 14-32. Includes a 'RECEIVED' stamp from OGDEN, UT dated FEB 09 2021.

SCANNED MAY 03 2021

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Part III Total Unrelated Business Taxable Income

Table with 2 columns: Description and Amount. Rows include: 33 Total of unrelated business taxable income... 34 Amounts paid for disallowed fringes 35 Deduction for net operating loss... 36 Total of unrelated business taxable income before specific deduction... 37 Specific deduction... 38 Unrelated business taxable income...

Part IV Tax Computation

Table with 2 columns: Description and Amount. Rows include: 39 Organizations Taxable as Corporations... 40 Trusts Taxable at Trust Rates... 41 Proxy tax... 42 Alternative minimum tax... 43 Tax on Noncompliant Facility Income... 44 Total. Add lines 41, 42, and 43 to line 39 or 40...

Part V Tax and Payments

Table with 2 columns: Description and Amount. Rows include: 45a Foreign tax credit... 45b Other credits... 45c General business credit... 45d Credit for prior year minimum tax... 45e Total credits... 46 Subtract line 45e from line 44... 47 Other taxes... 48 Total tax... 49 2018 net 965 tax liability... 50a Payments... 50b 2018 estimated tax payments... 50c Tax deposited with Form 8868... 50d Foreign organizations... 50e Backup withholding... 50f Credit for small employer health insurance... 50g Other credits, adjustments, and payments... 51 Total payments... 52 Estimated tax penalty... 53 Tax due... 54 Overpayment... 55 Enter the amount of line 54 you want: Credited to 2019 estimated tax Refunded

Part VI Statements Regarding Certain Activities and Other Information

Table with 3 columns: Question, Yes, No. Rows include: 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... 57 During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? 58 Enter the amount of tax-exempt interest received or accrued during the tax year

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

Signature of officer: [Handwritten Signature]

Date: 12-3-2018

Title: CFO

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

Table with 5 columns: Print/Type preparer's name, Preparer's signature, Date, Check self-employed, PTIN. Rows include: Deb Nelson, CPA, Deb Nelson, CPA, 01/25/21, [] self-employed, P01264758. Firm's name: Eide Bailly LLP, Firm's EIN: 45-0250958, Firm's address: 800 Nicollet Mall, Ste. 1300 Minneapolis, MN 55402-7033, Phone no. 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.	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 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)
(1) 1,560,491.	2,156,641.	72.36 %	41,149.
(2)	538,624.	%	
(3) 527,676.	462,037.	100.00 %	13,200.
(4) 1,392,109.	978,053.	100.00 %	26,868.
Statement 4	Statement 5		8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
Totals			Enter here and on page 1, Part I, line 7, column (A) 81,217.
Total dividends-received deductions included in column 8			Enter here and on page 1, Part I, line 7, column (B) 89,995.
			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)					
			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)	
Totals			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)				
		Enter here and on page 1, Part I, line 9, column (A)		Enter here and on page 1, Part I, line 9, column (B)
Totals		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)						
		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
Totals		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.

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).

**The 2018 Form 990T has been amended to include two
statements pursuant to Reg. Sec. 1.351-3(b).**

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

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			<u>42,495.</u>	<u>42,495.</u>

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

**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 _____

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

Artspace Projects, Inc.

41-1350071

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

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