For calendar year 2019 or other tax year beginning , 2019, and ending ▶ Go to www.irs.gov/Form990T for instructions and the latest information. Department of the Treasury Internal Revenue Service ▶ Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3). Check box if address change Name of organization (Check box if name changed and see instructions) D Employer identification number (Employees' trust, see instructions) HISTORIC DOWNTOWN KENNEWICK PARTNERS B Exempt under section Print **区** 501(C)(3 Number, street, and room or suite no. If a P.O. box, see instructions 91-1452348 408(e) E Unrelated business activity code PO BOX 6552 Type (See instructions) ☐ 408A 530(a) City or town, state or province, country, and ZIP or foreign postal code 529(a) KENNEWICK, WA 99336 531120 C Book value of all assets at end of year F Group exémption 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 ▶ DEBT-FINANCED RENTAL 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. During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? ▶ ☐ Yes 🗵 No If "Yes," enter the name and identifying number of the parent corporation. ▶ Telephone number ► (509) 582-7716 The books are in care of ▶ DAN SMITH Part I Unrelated Trade or Business Income (A) Income (B) Expenses (C) Net Gross receipts or sales . . Less returns and allowances Balance > 10 2 Cost of goods sold (Schedule A, line 7) . 2 2,500 3 3 Gross profit. Subtract line 2 from line 1c. Capital gain net income (attach Schedule D) 4a Net gain (loss) (Form 4797, Part II, line 17) (attach Form 4797) 4c Income (loss) from a partnership or an S corporation (attach statement) 5 Rent income (Schedule C) 6 7 Unrelated debt-financed income (Schedule E) 8 8 Interest, annuities, royalties, and rents from a controlled organization (Schedule F) 9 Investment income of a section 501(c)(7), (9), or (17) organization (Schedule G) 9 10 10 Exploited exempt activity income (Schedule I) 11 Advertising income (Schedule J) 11 12 12 Other income (See instructions; attach schedule) . . . 2,500 13 13 Total. Combine lines 3 through 12 Part II Deductions Not Taken Elsewhere (See instructions for limitations on deductions.) (Deductions must be directly connected with the unrelated business incomed 14 Compensation of officers, directors, and trustees/Schedule K) 15 Salaries and wages 15 16 16 Repairs and maintenance 17 17 Bad debts 18 18 Interest (attach schedule) (see instructions). 19 Taxes and licenses 19 20 Depreciation (attach Form 4562) 21 Less depreciation claimed on Schedule A and elsewhere on return 21b 2,115 22 23 Contributions to deferred compensation plans 23 24 Employee benefit programs . . . 24 25 26 26 Other deductions (attach schedule) . . . See Oth Ded Stmt. 27 27 7,429 28 28 9,544 Unrelated business taxable income before net operating loss deduction. Subtract line 28 from line 13 -7,044Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see ınstructions) . . 30

Form 990-T (2019)

-7,044

31

Unrelated business taxable income. Subtract line 30 from line 29

Part	∏ Tc	otal Unrelated Business Taxable Income	-		<u>-</u>
32		unrelated business taxable income computed from all unrelated trades or	businesses (s	see	
-	instruct	·		32	-7,044
33		s paid for disallowed fringes		. 33	
34		ple contributions (see instructions for limitation rules)	•	. 34	
35		prelated business taxable income before pre-2018 NOLs and specific deductions	on Subtract I		
33		the sum of lines 32 and 33	on. Odbirdor	35	
36	•	on for net operating loss arising in tax years beginning before Januar	v 1 2018 (
30	Instruct		y 1, 2010 (.	60 36	-7 044
^=		•	· · · · · · · · · · · · · · · · · · ·	$\mathcal{T} \mapsto$	7,044
37		unrelated business taxable income before specific deduction. Subtract line 36	irom line 35	37	0
38		deduction (Generally \$1,000, but see line 38 instructions for exceptions)			
39		ed business taxable income. Subtract line 38 from line 37. If line 38 is greater mellor of zero or line 37.			•
		e smaller of zero or line 37	• •	. 39	0
Part		x Computation		<u> </u>	
40	•	tanadio de conpensarion de la constantina della		▶ 40	0
41		Taxable at Trust Rates. See instructions for tax computation.		.	
		ount on line 39 from: Tax rate schedule or Schedule D (Form 1041)		41	
42		ax. See instructions		▶ 42	
43		ive mınımum tax (trusts only)		43	
44		Noncompliant Facility Income. See Instructions		44	
45		100 11100 12, 10, 0112 1110 110		45	0
Part		x and Payments		Lucionamon	
46a	Foreign	tax credit (corporations attach Form 1118; trusts attach Form 1116) 46a			
b	Other c	redits (see instructions)			
C	General	business credit Attach Form 3800 (see instructions) 46c			
d	Credit f	or prior year minimum tax (attach Form 8801 or 8827) 46d		(7); " (7); (7); "	
е	Total c	redits. Add lines 46a through 46d		. 46e	
47	Subtrac	t line 46e from line 45		. 47	0
48	Other tax	tes Check if from Form 4255 Form 8611 Form 8697 Form 8866 Other	(attach schedul	e) 48	_
49	Total ta	x. Add lines 47 and 48 (see instructions)		. 49	0
50	2019 ne	et 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line	3	. 50	
51a		nts: A 2018 overpayment credited to 2019		, , ,	
b	2019 es	stimated tax payments		# N :	
c	Tax dep	posited with Form 8868			
d		organizations: Tax paid or withheld at source (see instructions) . 51d			
е	_	withholding (see instructions)		\$54. \$54. 	
f		or small employer health insurance premiums (attach Form 8941) . 51f			
g		redits, adjustments, and payments		3 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
J	☐ Forn			7	
52		ayments. Add lines 51a through 51g		52	
53		ed tax penalty (see instructions) Check if Form 2220 is attached	▶[□ 53	
54		e. If line 52 is less than the total of lines 49, 50, and 53, enter amount owed		▶ 54	
55		yment. If line 52 is larger than the total of lines 49, 50, and 53, enter amount o	verpaid .	▶ 55	0
56		e amount of line 55 you want	Refunded	1 ▶ 56	
Part '		atements Regarding Certain Activities and Other Information (see i	nstructions)		
57		ime during the 2019 calendar year, did the organization have an interest in or		r other auth	nority Yes No
	over a f	inancial account (bank, securities, or other) in a foreign country? If "Yes," the	organization	may have t	o file
	FinCEN	Form 114, Report of Foreign Bank and Financial Accounts. If "Yes," enter the	name of the	foreign coi	untry
	here ▶				×
58	Durina tl	ne tax year, did the organization receive a distribution from, or was it the grantor of, or t	ransferor to, a	foreign trust	?. ×
		' see instructions for other forms the organization may have to file.		•	51 - 10 G
59	Enter th	e amount of tax-exempt interest received or accrued during the tax year	3		
	Under	penalties of penury. I declare that I have examined this return, including accompanying schedules and state	ements, and to the	best of my kn	owledge and belief, it is
Sign	true co	orrect, and complete Declaration of preparer (other than taxpayer) is based on all information of which prepare	er nas any knowied	May the	IRS discuss this return
Here		MM (1 CLUSTON 5/14/20 Executive Directo	r		preparer shown below
•		re of officer Date Title		(See mish)	uctions)? XYes I No
Doi:d	'	Print/Type preparer's name Preparer's signature	Date	Check I	f PTIN
Paid			5/12/2020	self-employed	
Prep		Firm's name ▶ Burt Tax & Accounting Inc		Firm's EIN ▶	47-5351677
Use (Only	Finishades 530 W KENNEWICK AVE KENNEWICK WA 99336			509) 582-2047

Sche	dule A—Cost of Goods S	Sold. Ent	er method of I	nventory	valuation ▶			
1	Inventory at beginning of ye	ear	1	6	Inventory	at end of year	6	
2	Purchases	. [2	7		goods sold. Subtract line	18 - 12 - 13 - 13 - 13 - 13 - 13 - 13 - 13	
3	Cost of labor	· · —	3			e 5. Enter here and in Part	¥1, , , , , , , , , , , , , , , , , , ,	
4a	Additional section 263A			-	· ·		7	
	(attach schedule)	. 4	a	8		iles of section 263A (with		
b	Other costs (attach schedul	. —	b			produced or acquired for r		
_ 5	Total. Add lines 1 through 4		5			anization?		
	dule C-Rent Income (Fi	rom Rea	Il Property and	l Person	al Property	Leased With Real Prop	perty)	
•	: instructions)							
1. Desc	ription of property							
<u>(1)</u>								
(2)							_	
(3)		_				· 		
(4)		Dont rosewia	d or accrued					
	2.1	Hent receive			.			
	om personal property (if the percentag personal property is more than 10% i		(b) From real at percentage of rent			3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)		
101	more than 50%)		50% or if the rent					
(1)							····	
(1) (2)								
(3)						_		
(4)								
Total			 Total					
	al income. Add totals of column					(b) Total deductions. Enter here and on page 1		
	nd on page 1, Part I, line 6, colum					Part I, line 6, column (B)		
Sche	dule E-Unrelated Debt-	-Finance	ed Income (see	instructio	ns)			
			· ·		income from or	3. Deductions directly conf		
1. Description of debt-financed property			erty	allocable to debt-financed		debt-financed property (a) Straight line depreciation (b) Other deductions		
					oroperty	(attach schedule)	(attach schedule)	
(1) CC	OMMERCIAL BUILDING				·		· ·	
(2)							<u></u>	
(3)			<u></u>					
(4)								
	Amount of average acquisition debt on or		e adjusted basis allocable to	-	Column	7. Gross income reportable	8. Allocable deductions	
	llocable to debt-financed	debt-fina	nced property		dıvıded column 5	(column 2 × column 6)	(column 6 × total of columns 3(a) and 3(b))	
	roperty (attach schedule)	(attacl	h schedule)	<u> </u>				
(1)					%	 - -		
(2)				-	%			
(3)					%			
(4)					%		Futer have and an man 1	
						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		. احماد احماد	n ookumaa o	•	-			
i otal d	dividends-received deductions	included I	n column 8 .		<u> </u>			

Scne	edule F—Interest, Ann	uities, Royaities,			d Organizations	janizations (se	e instruc	tions)	
	Name of controlled organization	2. Employer identification number		lated income instructions)	4. Total of specified payments made	5. Part of column included in the organization's gr	controlling	conn	eductions directly ected with income in column 5
(1)									_
(2)									
(3)									
(4)									
None	xempt Controlled Organi	zations							
	7. Taxable Income	8. Net unrelated in (loss) (see instruc			otal of specified yments made	10. Part of column included in the organization's gr	controlling	conne	Deductions directly cted with income in column 10
(1)	·····								
(2)									•
(3)								<u> </u>	
(4)								<u> </u>	
Totals				·	•	Add columns 5 Enter here and 6 Part I, line 8, co	on page 1, blumn (A)	Enter h Part I,	columns 6 and 11 nere and on page 1, , line 8, column (B)
Sche	dule G-Investment	Income of a Sec	tion 501(zation (see ins	tructions		-4-1 -114
	1. Description of income	2. Amount o	of income	dıre	. Deductions ctly connected ach schedule)	4. Set-aside (attach sched		and s	otal deductions et-asides (col. 3 plus col. 4)
(1)									
(2)									
(3)									
(4)									
Totals		Enter here and Part I, line 9,	column (A)			if no billion delimine a constitution of the c		Part I, II	re and on page 1, ne 9, column (B).
Sche	dule I – Exploited Exe	empt Activity Inc	ome, Otl	her Than	Advertising Ir	come (see inst	tructions)	· · ·
Description of exploited activity		2. Gross unrelated business inco from trade business	ome conr or pro	Expenses directly nected with duction of nrelated less 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 an page 1, Par line 10, col	ti, pag	here and on e 1, Part I, 10, col (B)		Lack the edition of the second			Enter here and on page 1, Part II, line 25
Sche	dule J-Advertising I	ncome (see instru	ctions)	· -	1 4 an mandath managa a dall tal	h 1 1-2 . Hatti ett ett fortess ha we obteden		Al march . Rife do . Co.	
Par		eriodicals Repo		Consoli	dated Basis				
		<u> </u>			4. Advertising				7. Excess readership
1. Name of periodical		2. Gross advertising income		. Direct tising costs	gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Read cos	•	costs (column 6 minus column 5, but not more than column 4)
(1)									KAN THE TOP OF THE PARTY OF THE
(2)					HATTING BER				
(3)					AT STATES				STATE
(4)					Haratain				
Totals	(carry to Part II, line (5))	•							

Income From Periodicals Reported on a Separate Basis (For each periodical listed in Part II, fill in columns Part II 2 through 7 on a line-by-line basis.) 4. Advertising 7. Excess readership 2. Gross gain or (loss) (col costs (column 6 6. Readership 3. Direct 5. Circulation advertising 2 minus col 3) If minus column 5, but 1. Name of periodical advertising costs ıncome costs not more than income a gain, compute cols 5 through 7 column 4) (2) (3) (4) ▶ Totals from Part I Enter here and on Enter here and on Enter here and page 1, Part I, page 1, Part I, on page 1, line 11, col (A) line 11, col (B) Part II, line 26 Totals, Part II (lines 1-5)

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

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

Form **990-T** (2019)

Form **4562**

Department of the Treasury

Internal Revenue Service (99)

Depreciation and Amortization

(Including Information on Listed Property)

► Attach to your tax return.

► Go to www.irs.gov/Form4562 for instructions and the latest information.

OMB No 1545-0172

Attachment Sequence No 179

Business or activity to which this form relates Identifying number Name(s) shown on return HISTORIC DOWNTOWN KENNEWICK PARTNERS Form 990-T page 1 91-1452348 **Election To Expense Certain Property Under Section 179** Note: If you have any listed property, complete Part V before you complete Part I. 1,020,000. 2 Total cost of section 179 property placed in service (see instructions) 3 Threshold cost of section 179 property before reduction in limitation (see instructions) . 2,550,000. Reduction in limitation. Subtract line 3 from line 2 If zero or less. enter -0-4 5 Dollar limitation for tax year Subtract line 4 from line 1 If zero or less, enter -0-. If married filing (a) Description of property (b) Cost (business use only) (c) Elected cost 6 7 Listed property. Enter the amount from line 29 . 8 8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7 9 10 Carryover of disallowed deduction from line 13 of your 2018 Form 4562 . . . 10 11 11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions 12 Section 179 expense deduction Add lines 9 and 10, but don't enter more than line 11 13 Carryover of disallowed deduction to 2020 Add lines 9 and 10, less line 12 Note: Don't use Part II or Part III below for listed property. Instead, use Part V. Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property See instructions.) 14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions. . . 14 15 15 Property subject to section 168(f)(1) election 16 16 Other depreciation (including ACRS) Part III MACRS Depreciation (Don't include listed property. See instructions.) 2,115. 17 MACRS deductions for assets placed in service in tax years beginning before 2019 18 If you are electing to group any assets placed in service during the tax year into one or more general Section B-Assets Placed in Service During 2019 Tax Year Using the General Depreciation System (b) Month and year (c) Basis for depreciation (d) Recovery (g) Depreciation deduction (e) Convention (f) Method (a) Classification of property (business/investment use placed in only-see instructions) service 19a 3-year property **数 2000 b** 5-year property c 7-year property d 10-year property e 15-year property f 20-year property 25 yrs S/L g 25-year property 275 yrs S/L MM h Residential rental 275 yrs S/L MM property 39 yrs ММ S/L i Nonresidential real MM property Section C-Assets Placed in Service During 2019 Tax Year Using the Alternative Depreciation System 20a Class life S/L 12 yrs b 12-year S/L 30 yrs MM c 30-year 40 yrs MM S/L d 40-year Part IV Summary (See instructions.) 21 21 Listed property. Enter amount from line 28 22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions 22 2,115. 23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs. 23

Form 4562 (2019) (Include automobiles, certain other vehicles, certain aircraft, and property used for **Listed Property** Part V entertainment, recreation, or amusement.) Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable. Section A-Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.) (g) Basis for depreciation Business/ Method/ Depreciation Elected section 179 Type of property (list Date placed Recovery nvestment use Cost or other basis (business/investment Convention deduction cost period vehicles first) in service percentage use only) 25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions. 26 Property used more than 50% in a qualified business use: % % 27 Property used 50% or less in a qualified business use S/L -% S/L -S/L -% 28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 28 29 Add amounts in column (i), line 26 Enter here and on line 7, page 1 Section B-Information on Use of Vehicles Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles. (a) (c) (e) Vehicle 6 Vehicle 1 Vehicle 2 Vehicle 3 Vehicle 4 Vehicle 5 30 Total business/investment miles driven during the year (don't include commuting miles) 31 Total commuting miles driven during the year 32 Total other personal (noncommuting) miles driven 33 Total miles driven during the year. Add lines 30 through 32 Yes Yes No Yes Yes Yes No Yes 34 Was the vehicle available for personal use during off-duty hours? 35 Was the vehicle used primarily by a more than 5% owner or related person? 36 Is another vehicle available for personal use? Section C-Questions for Employers Who Provide Vehicles for Use by Their Employees Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons. See instructions. Yes No Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees? . . 38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners 39 Do you treat all use of vehicles by employees as personal use? 40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received? . . . 41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions . Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles. Part VI Amortization (b) Amortization (c) (a) Date amortization Amortization for this year Description of costs Amortizable amount Code section period or beains percentage 42 Amortization of costs that begins during your 2019 tax year (see instructions)

43

43 Amortization of costs that began before your 2019 tax year.

44 Total. Add amounts in column (f). See the instructions for where to report.