

Form 1065 Ext. to 09/15/26 Department of the Treasury Internal Revenue Service	U.S. Return of Partnership Income For calendar year 2025, or tax year beginning _____, ending _____ Go to www.irs.gov/Form1065 for instructions and the latest information.				OMB No. 1545-0123 2025
A Principal business activity Real Estate	Name of partnership Sydney Properties, LLC				D Employer identification no. 46-4533183
B Principal product or service Rentals	Number, street, and room or suite no. 4295 E Jurupa St STE 111				E Date business started 12/24/2013
C Business code number 531110	City or town, state or province, country, and ZIP code or foreign postal code Ontario CA 91761				F Total assets (see instr.) \$ 2,251,577.
G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return					
H Check accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify) _____					
I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year 2					
J Check if Schedules C and M-3 are attached ☐					
K Check if partnership: (1) ☐ Aggregated activities for section 465 at-risk purposes (2) ☐ Grouped activities for section 469 passive activity purposes					
Caution: Include only trade or business income and expenses on lines 1a through 23 below. See instructions for more information.					
Income	1 a Gross receipts or sales	b Less returns and allowances	c Balance	1c	
	2 Cost of goods sold (attach Form 1125-A)			2	
	3 Gross profit. Subtract line 2 from line 1c			3	
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4	
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			5	
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6	
	7 Other income (loss) (attach statement)			7	
	8 Total income (loss). Combine lines 3 through 7			8	
Deductions (see instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)			9	
	10 Guaranteed payments to partners			10	
	11 Repairs and maintenance			11	
	12 Bad debts			12	
	13 Rent			13	
	14 Taxes and licenses			14	
	15 Interest (see instructions)			15	
	16 a Depreciation (if required, attach Form 4562)	16a	19,865.		
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c	19,865.
	17 Depletion (Do not deduct oil and gas depletion.)			17	
	18 Retirement plans, etc.			18	
	19 Employee benefit programs			19	
20 Energy efficient commercial buildings deduction (attach Form 7205)			20		
21 Other deductions (attach statement)	See Statement 1		21	5,088.	
22 Total deductions. Add the amounts shown in the far right column for lines 9 through 21			22	24,953.	
23 Ordinary business income (loss). Subtract line 22 from line 8			23	-24,953.	
Tax and Payment	24 Interest due under the look-back method - completed long-term contracts (attach Form 8697)			24	
	25 Interest due under the look-back method - income forecast method (attach Form 8866)			25	
	26 BBA AAR imputed underpayment (see instructions)			26	
	27 Other taxes (see instructions)			27	
	28 Total balance due. Add lines 24 through 27			28	
	29 Elective payment election amount from Form 3800			29	
	30 Payment (see instructions)			30	
	31 Amount owed. If the sum of line 29 and line 30 is smaller than line 28, enter amount owed			31	
32 a Overpayment. If the sum of line 29 and line 30 is larger than line 28, enter overpayment			32a		
	b Routing number	c Type: ☐ Checking ☐ Savings			
	d Account number				
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 partner or limited liability company member) is based on all information of which preparer has any knowledge.				
	Signature of partner or limited liability company member 15/09/2026 Date				
Paid Preparer Use Only	Enter preparer's name	Preparer's signature	Date	Check ☒ if self-employed	PTIN
			09/11/26		P01869207
	Firm's name Business Financial Solutions, Inc.			Firm's EIN 20-1920320	
	Firm's address 4218 E. La Palma Ave. ANAHEIM, CA 92807			Phone no. (714) 983-7265	

Limited Liability Company
Return of Income201336410332 SYDN 46-4533183 25
TYB 01-01-2025 TYE 12-31-2025
SYDNEE PROPERTIES LLC4295 E JURUPA ST STE 111
ONTARIO CA 91761ACCTMETHOD 1 12-24-2013 ASSETS 2251577.
INITIAL 0 FINAL 0 AMENDED 0 PROTECTIVE 0

- I (1) During this taxable year, did this LLC acquire control or majority ownership (more than a 50% interest) in another legal entity? If yes, did the acquired entity(ies) own California real property (i.e., land, buildings), lease such property for a term of 35 years or more, or lease such property from a government agency for any term? **If yes to both questions, answer yes.** • ☐ Yes ☒ No
- (2) During this taxable year, did another person or legal entity acquire control or majority ownership (more than a 50% interest) of this LLC or any legal entity in which the partnership holds a controlling or majority interest? If yes, did the acquired entity(ies) own California real property (i.e., land, buildings), lease such property for a term of 35 years or more, or lease such property from a government agency for any term? **If yes to both questions, answer yes.** • ☐ Yes ☒ No
- (3) Has California real property (i.e., land, buildings) transferred to the LLC that was excluded from property tax reassessment under Revenue and Taxation Code Section 62(a)(2)? If yes, during this taxable year, has more than 50% of the LLC's ownership interests cumulatively transferred in one or more transactions and it was not reported on a previous year's tax return? **If yes to both questions, answer yes.** • ☐ Yes ☒ No
- (Yes requires filing of BOE-100-B statement, penalties may apply - see instructions.)**

	Complete Schedule IW, LLC Income Worksheet (on Side 7) first to determine line 1.	Whole dollars only	
Enclose, but do not staple, any payment.	1 Total income from Schedule IW, Limited Liability Company Income Worksheet. See instructions	1	41,825 00
	2 Limited Liability Company fee. See instructions	2	0 00
	3 2025 annual Limited Liability Company tax. See instructions	3	800 00
	4 Pass-through entity elective tax. See instructions	4	00
	5 Nonconsenting nonresident members' tax liability from Schedule T (Side 4)	5	00
	6 Partnership level tax. If IRS concluded a centralized audit for this year, see instructions. If not, leave blank.	6	00
	7 Total tax and fee. Add line 2, line 3, line 4, line 5, and line 6	7	800 00
	8 Amount paid with form FTB 3537 and 2025 form FTB 3522 and form FTB 3536	8	00
	9 Amounts paid for pass-through entity elective tax	9	00
	10 Overpayment from prior year allowed as a credit	10	00
	11 Withholding (Form 592-B and/or 593)	11	00
	12 Total payments. Add line 8, line 9, line 10 and line 11	12	00
	13 Use tax. This is not a total line. See instructions	13	00
	14 Payments balance. If line 12 is more than line 13, subtract line 13 from line 12	14	00
	15 Use tax balance. If line 13 is more than line 12, subtract line 12 from line 13	15	00
	16 Tax and fee due. If line 7 is more than line 14, subtract line 14 from line 7	16	800 00
	17 Overpayment. If line 14 is more than line 7, subtract line 7 from line 14	17	00

		Whole dollars only	
18	Amount of line 17 to be credited to 2026 tax or fee	18	00
19	Refund. If the total of line 18 is less than line 17, subtract the total from line 17	19	.00
20	Penalties and interest. See instructions	20	00
21	Total amount due. Add line 15, line 16, line 18, and line 20, then subtract line 17 from the result	21	800.00

J Principal business activity code (**Do not** leave blank) • **531110**
 Business activity **REAL ESTATE** Product or service **RENTALS**

K Enter the maximum number of members in the LLC at any time during the year. For multiple member LLCs, attach a California Schedule K-1 (568) for each of these members • **2**

L Is this LLC an investment partnership? See General Information O • ☐ Yes ☒ No

M (1) Is this LLC apportioning or allocating income to California using Schedule R? • ☐ Yes ☒ No

(2) If "No," was this LLC registered in California without earning any income sourced in this state during the taxable year? • ☒ Yes ☐ No

N Was there a distribution of property or a transfer (for example, by sale or death) of an LLC interest during the taxable year? • ☐ Yes ☒ No

P (1) Does the LLC have any foreign (non-U.S.) nonresident members? • ☐ Yes ☒ No

(2) Does the LLC have any domestic (non-foreign) nonresident members? • ☐ Yes ☒ No

(3) Were Form 592, Form 592-A, Form 592-B, Form 592-F, and Form 592-PTE filed for these members? • ☐ Yes ☒ No

Q Are any members in this LLC also LLCs or partnerships? • ☐ Yes ☒ No

R Is this LLC under audit by the IRS or has it been audited in a prior year? • ☐ Yes ☒ No

S Is this LLC a member or partner in another multiple member LLC or partnership? • ☒ Yes ☐ No
 If "Yes," complete Schedule EO, Part I.

T Is this LLC a publicly traded partnership as defined in IRC Section 469(k)(2)? • ☒ Yes ☐ No

U (1) Is this LLC a business entity disregarded for tax purposes? • ☐ Yes ☒ No

(2) If "Yes," see instructions and complete Side 1, Side 2, Side 3, Schedule B, Side 5, and Side 7, if applicable. Are there credits or credit carryovers attributable to the disregarded entity? • ☐ Yes ☐ No

(3) If "Yes" to U(1), does the disregarded entity have total income derived from or attributable to California that is less than the LLC's total income from all sources? ☐ Yes ☐ No

V Has the LLC included a Reportable Transaction, or Listed Transaction within this return? • ☐ Yes ☒ No
 (See instructions for definitions). If "Yes," complete and attach federal Form 8886 for each transaction

W Did this LLC file the Federal Schedule M-3 (federal Form 1065)? • ☐ Yes ☒ No

X Is this LLC a direct owner of an entity that filed a federal Schedule M-3? • ☐ Yes ☒ No

Y Does the LLC have a beneficial interest in a trust or is it a grantor of a Trust? • ☐ Yes ☒ No
 If "Yes," attach schedule of trusts and federal identification numbers.

Z Does this LLC own an interest in a business entity disregarded for tax purposes? • ☒ Yes ☐ No
 If "Yes," complete Schedule EO, Part II.

AA Is any member of the LLC related (as defined in IRC Section 267(c)(4)) to any other member of the LLC? • ☐ Yes ☒ No

BB Is any member of the LLC a trust for the benefit of any person related (as defined in IRC Section 267(c)(4)) to any other member? • ☐ Yes ☒ No

(continued on Side 3)

(continued from Side 2)

CC (1) Is the LLC deferring any income from the disposition of assets? (see instructions) ☐ Yes ☒ No

(2) If "Yes," enter the year of asset disposition

DD Is the LLC reporting previously deferred Income from:

(see instructions) ☐ Installment Sale • ☐ IRC §1031 • ☐ IRC §1033 • ☐ Other

EE "Doing business as" name. See instructions: • _____

FF (1) Has this LLC operated as another entity type such as a Corporation, S Corporation, General Partnership, Limited Partnership, or Sole Proprietorship in the previous five (5) years? ☐ Yes ☒ No

(2) If "Yes", provide prior FEIN(s) if different, business name(s), and entity type(s) for prior returns filed with the FTB and/or IRS (see instructions): _____

GG (1) Has this LLC previously operated outside California? ☐ Yes ☒ No

(2) Is this the first year of doing business in California? ☐ Yes ☒ No

HH Is the LLC a section 721(c) partnership, as defined in Treasury Regulations Section 1.721(c)-1T(b)(14)? ☐ Yes ☒ No

II At any time during the tax year, were there any transfers between the LLC and its members subject to the disclosure requirements of Regulations section 1.707-8? ☐ Yes ☒ No

JJ Check if the LLC: **(1)** ☐ Aggregated activities for IRC Section 465 at-risk purposes

(2) ☐ Grouped activities for IRC Section 469 passive activity purposes

KK (1) Has this business entity previously filed an unclaimed property Holder Remit Report with the State Controller's Office? ☐ Yes ☒ No

(2) If "Yes," when was the last report filed? (mm/dd/yyyy) • (3) Amount last remitted ■ \$

Single Member LLC Information and Consent - Complete only if the LLC is disregarded.

• Federal TIN/ SSN

Sole Owner's name (as shown on owner's return)

FEIN/CA Corp no./CA SOS File no.

Street address, City, State, and ZIP code

• What type of entity is the ultimate owner of this SMLLC? Check only one box:

☐ **(1)** Individual ☐ **(2)** C Corporation ☐ **(3)** Pass-Through (S corporation, partnership, LLC classified as a partnership)

☐ **(4)** Estate/Trust ☐ **(5)** Exempt Organization

Member's Consent Statement: I consent to the jurisdiction of the State of California to tax my LLC income and agree to file returns and pay tax as may be required by the Franchise Tax Board.

Signature ▶

Date

Sign Here

Our privacy notice can be found in annual tax booklets or online. Go to ftb.ca.gov/privacy to learn about our privacy policy statement, or go to ftb.ca.gov/forms and search for 1131 to locate FTB 1131 EN-SP, Franchise Tax Board Privacy Notice on Collection. To request this notice by mail, call 800.338.0505 and enter form code 948 when instructed. 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 authorized member or manager

Date

15/09/2026

Telephone

Authorized member or manager's email address (optional)

Paid Preparer's Use Only

Preparer's name

Preparer's signature

Date

09/11/26

Check if ☒ self-employed

PTIN

• P01869207

Firm's name (or yours, if self-employed) and address

▶ **BUSINESS FINANCIAL SOLUTIONS, INC.**

Firm's FEIN

• 20-1920320

4218 E. LA PALMA AVE.

Telephone

• (714) 983-7265

ANAHEIM, CA 92807

May the FTB discuss this return with the preparer shown above (see instructions)? ☒ Yes ☐ No

Sydnee Properties 2025 Signatures

Final Audit Report

2026-09-23

Created:	2026-09-15
By:	Christopher Borg (chris@yourbfs.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqK-ZGXSvUcSyLAd95dWpl5TE5dYd8BQM

"Sydnee Properties 2025 Signatures" History

-  Document created by Christopher Borg (chris@yourbfs.com)
2026-09-15 - 8:09:49 PM GMT- IP address: 99.7.120.50
-  Document emailed to Kelvin Yan (kyan@kanex.com) for signature
2026-09-15 - 8:09:54 PM GMT
-  Email viewed by Kelvin Yan (kyan@kanex.com)
2026-09-15 - 8:17:25 PM GMT- IP address: 146.75.146.1
-  Email viewed by Kelvin Yan (kyan@kanex.com)
2026-09-23 - 1:11:25 AM GMT- IP address: 146.75.175.1
-  Document e-signed by Kelvin Yan (kyan@kanex.com)
Signature Date: 2026-09-23 - 1:12:34 AM GMT - Time Source: server- IP address: 146.75.203.1 - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-09-23 - 1:12:34 AM GMT