Form **8937**

(December 2017)
Department of the Treasury
Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

OMB No. 1545-0123

Pairt Reporting Issue	r			
1 Issuer's name				2 Issuer's employer identification number (EIN)
LMV 85 South Union REIT	, LLC	47-4299557		
3 Name of contact for additional	4 Telephone No. of contact		5 Email address of contact	
GARY CUTSON		212-765-0043		support@a5reit.com
6 Number and street (or P.O. box if mail is not delivered to street address				7 City, town, or post office, state, and ZIP code of contact
8 Date of action	eller Plaza, S	New York, NY 10111		
6/30/2023		Preferre	d Chaves	
10 CUSIP number 11 S	erial number(s		12 Ticker symbol	13 Account number(s)
	,	,	,	
Part II Organizational A	Action Attac	h additiona	I statements if needed. S	See back of form for additional questions.
_				ate against which shareholders' ownership is measured for
the action ► The Issuer ma \$60.00/share on 6/30/2023	ide distributio	ons in exces	s of its current and accum	ulated earnings and profits as follows:
-				
				arity in the hands of a U.S. taxpayer as an adjustment per is of the security, to the extent thereof, in the amount
-				
-				
				
valuation dates ► The distrib	oution was ma	ade in cash.	The taxpayer's earnings	ulation, such as the market values of securities and the and profits were determined under IRC Section
312, as modified by IRC Section 8	857(d) for a re	eal estate inv	vestment trust.	

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

/s/ Gary A. Cutson for

Signature ► LMV 85 South Union REIT, LLC

Date ► January 30, 2024

Print your name ► Gary A. Cutson

Title ► Agent

Print/Type preparer's name

Preparer's signature

Date ○ Print Print

	Tint your name any A. Cutson		Title Agent					
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check if self-employed	PTIN			
		Firm's name ▶						
	Firm's address ▶	Phone no.						
Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054								

Sign Here