800	congrata	instructions.	
See	separate	instructions.	

Part I Reporting Issuer	
1 Issuer's name	2 Issuer's employer identification number (EIN)
LMV II Elmhurst REIT-DC, LP	84-3012478
3 Name of contact for additional information 4 Telephone No. of contact	5 Email address of contact
GARY CUTSON 212-765-0043	support@a5relt.com
6 Number and street (or P.O. box if mail is not delivered to street address) of contact	7 City, town, or post office, state, and ZIP code of contact
A5 REIT Services LLC, 45 Rockefeller Plaza, Suite 2000 8 Date of action 9 Classification and description	New York, NY 10111
6/30/2023	
Preferred Shares	
10 CUSIP number 11 Serial number(s) 12 Ticker symbol	13 Account number(s)
Part II Organizational Action Attach additional statements if needed. Se	e back of form for additional questions.
14 Describe the organizational action and, if applicable, the date of the action or the date	e against which shareholders' ownership is measured for
the action The Issuer made distributions in excess of its current and accumul	lated earnings and profits as follows:
\$60.00/share on 6/30/2023	
15 Describe the quantitative effect of the organizational action on the basis of the securi share or as a percentage of old basis ► <u>The excess distribution reduces the basis</u> listed in Box 14 above.	
16 Describe the calculation of the change in basis and the data that supports the calculation dates ► The distribution was made in cash. The taxpayer's earnings are all taxp	
312, as modified by IRC Section 857(d) for a real estate investment trust.	
For Paperwork Reduction Act Notice, see the separate Instructions.	Cat. No. 37752P Form 8937 (12-2017)

LMV II Elmhurst REIT-DC, LP

Dart	007 (12	2-2017)			Page 2
	II	Organizational Action (contin	nued)		
	ist the	e applicable Internal Revenue Code se	ection(s) and subsection(s) upon v	which the tax treatment is	hased D
		luced under IRC Section 301(c)(2).			
			1		
(Can ar	ny resulting loss be recognized? N	0		
			· · · · · · · · · · · · · · · · · · ·		
	Provide	e any other information necessary to in	mplement the adjustment such a	s the reportable tax year I	
		e any other information necessary to in djustment is effective on the payment			>
	Unde	djustment is effective on the payment der penalties of perjury, I declare that I have	examined this return, including acco	re.	tements, and to the best of my knowledge and
	Unde	djustment is effective on the payment discrete the payment of the	examined this return, including acco	re.	tements, and to the best of my knowledge and
gn	Undd belie	djustment is effective on the payment discrete the payment of the payment def penalties of perjury, I declare that I have ef, it is true, correct, and complete. Declarat /s/ Gary A. Cutson for	e examined this return, including acco ion of preparer (other than officer) is ba	mpanying schedules and sta ased on all information of whi	tements, and to the best of my knowledge and ich preparer has any knowledge.
gn	Undd belie	djustment is effective on the payment discrete the payment of the	e examined this return, including acco ion of preparer (other than officer) is ba	npanying schedules and states ased on all information of white	tements, and to the best of my knowledge and
	Undd belie	djustment is effective on the payment discrete the payment of the payment def penalties of perjury, I declare that I have ef, it is true, correct, and complete. Declarat /s/ Gary A. Cutson for	e examined this return, including acco ion of preparer (other than officer) is ba	mpanying schedules and stataased on all information of whi	tements, and to the best of my knowledge and ich preparer has any knowledge.
gn gn	Undd belie	djustment is effective on the payment der penalties of perjury, I declare that I have ef, it is true, correct, and complete. Declarat /s/ Gary A. Cutson for nature ► LMV II Elmhurst REIT-DC, L	e examined this return, including acco ion of preparer (other than officer) is ba	mpanying schedules and stataased on all information of whi	tements, and to the best of my knowledge and ich preparer has any knowledge. anuary 30, 2024
jn re	Undd belie	djustment is effective on the payment ler penalties of perjury, I declare that I have ef, it is true, correct, and complete. Declaratt /s/ Gary A. Cutson for nature ► LMV II Elmhurst REIT-DC, L t your name ► Gary A. Cutson Print/Type preparer's name	e examined this return, including acco	mpanying schedules and sta ased on all information of whi Date ► 	tements, and to the best of my knowledge and ich preparer has any knowledge.
gn ere	Unda belie	djustment is effective on the payment ler penalties of perjury, I declare that I have ef, it is true, correct, and complete. Declaratt /s/ Gary A. Cutson for nature ► LMV II Elmhurst REIT-DC, L t your name ► Gary A. Cutson Print/Type preparer's name	e examined this return, including acco	mpanying schedules and sta ased on all information of whi Date ► 	tements, and to the best of my knowledge and ich preparer has any knowledge.