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See	separate	instruct	tione

8 Date of action       9 Classification and description         6/30/2023       Preferred Shares         10 CUSIP number       11 Serial number(s)       12 Ticker symbol       13 Account number(s)         Part III Organizational Action Attach additional statements if needed. See back of form for additional questions.       14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is messured for the action by The Issuer made distributions in excess of its current and accumulated earnings and profits as follows:         560.00/share on 6/30/2023       560.00/share on 6/30/2023         15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► The excess distribution reduces the basis of the security, to the extent thereof, in the amount listed in Box 14 above.         16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation date ► The distribution was made in cash. The taxpayer's earnings and profits were determined under IRC Section 31/2, as modified by IRC Section 857(d) for a real estate investment trust.	Pairt I Reporting	Issuer			
3 Name of contact for additional information       4 Telephone No. of contact       5 Email address of contact         ARY CUTSON       212-765-0043       support@strett.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 2IP code of contact         8 Date of action       9 Catestification and description       9 Catestification and description         6/30/2023       Preferred Shares       New York, NY 10111         9 Catestification and classification and description       13 Account number(s)       14 Account number(s)         10 CUSIP number       11 Serial number(s)       12 Ticker symbol       13 Account number(s)         10 Describe the organizational action and, if applicable, the date of the date against which shareholders' ownership is measured for the action 'The lasuer made distributions in excess of its current and accumulated earnings and profits as follows:         50.00/share on 6/30/2023       7       The excess distribution reduces the basis of the security, to the extent thereof, in the amount listed in Box 14 above.         16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates > The distribution was made in cash. The taxpayer's earnings and profits were determined under IRC Section 23/2, as modified by IRC Section 857(d) for a real estate investment trust.	1 Issuer's name				2 Issuer's employer identification number (EIN)
CAPY CUTSON 212-765-004  Use of Number and street (or P.O. box if mail is not delivered to street address) of contact CAS REIT Services LLC, 45 Rockefeller Plaza, Suite 200 New York, NY 1011 Decode of action D	LMV 1702 Ballard R	EIT-DC, LP			81-3530420
	3 Name of contact for ad	ditional information	4 Telephone	No. of contact	5 Email address of contact
As REIT Services LLC, 45 Rocketeller Plaza, Suite 2000 9 Classification and description 9 Classification and description 9 Classification and description 9 Classification and description 9 Petered Shares 10 CUSIP number 11 Serial number(s) 12 Ticker symbol 13 Account number(s)  Part II Organizational Action Attach additional statements if needed. See back of form for additional questions. 14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action by The tesuer made distributions in excess of its current and accumulated earnings and profits as follows: 80.00/share on 6/30/2023 15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per other or as a percentage of old basis by The excess distribution reduces the basis of the security, to the extent thereof, in the amount 15 Interview of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation date by The distribution was made in cesh. The taxpayer's earnings and profits were determined under IRC Section 132, as modified by IRC Section 87/(c) for a real estate investment trust.	GARY CUTSON			212-765-0043	support@a5reit.com
8 Date of action       9 Classification and description         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. See back of form for additional questions.         14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholdes' ownership is measured for the action ➤ The issuer made distributions in excess of its current and accumulated earnings and profits as follows:         560.00/share on 6/30/2023       560.00/share on 6/30/2023         15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► The excess distribution reduces the basis of the security, to the extent thereof, in the amount listed in Box 14 above.         16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ► The distribution was made in cash. The taxpayer's earnings and profits were determined under IRC Section 37/d) for a real estate investment trust.         312 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ► The distribution was made in cash. The taxpayer's earnings and profits were determined under IRC Section 37/d) for a real estate investment trust.	6 Number and street (or	P.O. box if mail is not	delivered to st	reet address) of contact	7 City, town, or post office, state, and ZIP code of contact
8 Date of action       9 Classification and description         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. See back of form for additional questions.       14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action b. The tesure made distributions in excess of its current and accumulated earnings and profits as follows:         560.00/share on 6/30/2023       560.00/share on 6/30/2023         15       Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► The excess distribution reduces the basis of the security, to the extent thereof, in the amount listed in Box 14 above.         16       Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation date ► The distribution was made in cash. The taxpayer's earnings and profits were determined under IRC Section 312, as modified by IRC Section 857(d) for a real estate investment trust.		Dealesfaller Disco			New York, NV 40144
ID       CUSIP number       11       Serial number(s)       12       Ticker symbol       13       Account number(s)         PartII       Organizational Action Attach additional statements if needed. See back of form for additional questions.         14       Describe the organizational action and. If applicable, the date of the action or the date against which shareholders' ownership is measured for the action by The Issuer made distributions in excess of its current and accumulated earnings and profits as follows:         \$60.00/share on 6/30/2023       50         15       Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis The excess distribution reduces the basis of the security, to the extent thereof, in the amount listed in Box 14 above.         16       Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates P me distribution was made in cash. The taxpayer's earnings and profits were determined under IRC Section 312, as modified by IRC Section 857(d) for a real estate investment trust.		Rockeleller Plaza,		fication and description	
10       CUSIP number       11       Serial number(s)       12       Ticker symbol       13       Account number(s)         Part II       Organizational Action Attach additional statements if needed. See back of form for additional questions.       14       Describe the organizational action and if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶       The Issuer made distributions in excess of its current and accumulated earnings and profits as follows:         560.00/share on 6/30/2023       560.00/share on 6/30/2023       560.00/share on 6/30/2023         15       Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ The excess distribution reduces the basis of the security, to the extent thereof, in the amount listed in Box 14 above.         16       Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ The distribution was made in cash. The taxpayer's earnings and profits were determined under IRC Section 202, as modified by IRC Section 857(d) for a real estate investment trust.	6/30/2023				
Part II       Organizational Action Attach additional statements if needed. See back of form for additional questions.         14       Describe the organizational action and. If applicable, the date of the action or the date against which shareholders' ownership is measured for the action by The Issuer made distributions in excess of its current and accumulated earnings and profits as follows:         560.00/share on 6/30/2023       560.00/share on 6/30/2023         15       Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ The excess distribution reduces the basis of the security, to the extent thereof, in the amount listed in Box 14 above.         16       Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ The distribution was made in cash. The taxpayer's earnings and profits were determined under IRC Section 312, as modified by IRC Section 857(d) for a real estate investment trust.		11 Serial number			13 Account number(s)
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For Paperwork Reduction Act Notice, see the separate Instructions. Cat. No. 37752P Form <b>8937</b> (12-2017	<u>312,</u> as modified by IRC S	ection 857(d) for a r	eal estate inve	estment trust.	
For Paperwork Reduction Act Notice, see the separate Instructions. Cat. No. 37752P Form <b>8937</b> (12-2017					
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LMV 1702 Ballard REIT-DC, LP

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aru	II	Organizatio	nal Action (conti	inued)							
7	ist the	e applicable Inter	rnal Revenue Code s	section(s) and	t subsection(s	upon which the	e tax treatmen	t is hased			
			Section 301(c)(2).							(c)(3).	
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				and the second							
(	Can ar	ny resulting loss l	be recognized? ►	No							
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	Provide	e any other inform	mation necessary to	implement th		such as the ren		ar <b>b</b>			
			mation necessary to				portable tax ye	ar ►			
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id	Undd belie	ler penalties of perj ef, it is true, correct, /s/ Gary nature ► LMV 170 t your name ► Gan	ury, I declare that I have and complete. Declara A. Cutson for 22 Ballard REIT-DC	re examined th tation of prepare	ntified in Box	14 above.	g schedules and ul information of Date ► Title ►	statements which prep	s, and to the best arer has any know	t of my knowlec wledge.	
gn re	Undd belie Sign Print	ler penalties of perj ef, it is true, correct, /s/ Gary nature ► LMV 17( t your name ► Gan Print/Type prepa	ury, I declare that I have and complete. Declara A. Cutson for D2 Ballard REIT-DC Ty A. Cutson	re examined th tation of prepare	ntified in Box	14 above.	g schedules and ul information of Date ► Title ►	statements which prep	s, and to the best arer has any know y 30, 2024	t of my knowlec wledge.	