FOR TAX YEAR 2023

INVESTORS CARTEL INC

Fortitude Tax & Accounting PLLC

208 Preakness Way

Tooele, UT 84074

(801)893-2408

REDACTION NOTICE: Taxpayer identification numbers (the corporation EIN, the shareholder EIN, and the preparer's EIN and PTIN) have been blacked out and removed from this copy. No financial figure, schedule, or statement has been altered. Unredacted returns are available from the listing agents on request.

Fortitude Tax & Accounting
208 Preakness Way   Tooele, UT 84074
melissa@fortitudetaxusa.com   Phone: (801)893-2408 | Fax: (801)384-0700

September 30, 2024

Investors Cartel Inc
14380 Riva Del Lago Drive STE 1404
Fort Myers, FL 33907

Investors Cartel Inc:

Enclosed is the 2023 Form 1120-S, U.S. Income Tax Return for an S Corporation, prepared for Investors Cartel Inc from the information provided. This return will be e-filed with the IRS once we receive a signed Form 8879-CORP, IRS e-file Authorization for Corporations.

The corporation's federal return reflects neither a refund nor a balance due.

Enclosed are letters, copies of Schedule K-1, and any supplemental information, to be distributed to the shareholders.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact our office at (801)893-2408.

Sincerely,

Melissa Calwell, CPA
Fortitude Tax & Accounting PLLC

	1120S TAX RETURN COMPARISON 2021 / 2022 / 2023 (This page is not filed with the return. It is for your records only.)	2023
Name(s) as shown on return Investors Cartel Inc		Identifying number [redacted]

Income	2021 FEDERAL	2022 FEDERAL	2023 FEDERAL	DIFFERENCE BETWEEN 2022 & 2023
Net receipts			226,100	226,100
Cost of goods sold			94	94
Gross profit			226,006	226,006
Net gain/loss from 4797				
Other income				
Total income			226,006	226,006
Deductions				
Compensation of officers				
Salaries and wages				
Repairs and maintenance			13,729	13,729
Bad debts			5,864	5,864
Rents				
Taxes and licenses			18,005	18,005
Interest			108,584	108,584
Net depreciation			34,064	34,064
Depletion				
Advertising			957	957
Pension, profit-sharing				
Employee benefits				
Other deductions			73,190	73,190
Total deductions			254,393	254,393
Ordinary business income(loss)			(28,387)	(28,387)
Tax				
Total tax				
Payments				
Estimated taxes paid				
Total payments line 23e				
Results				
Amount owed				
Overpayment				
Applied to estimate				
Refund				

SCHEDULE K - Shareholder's Share Items

Income				
Ordinary business income (loss)			(28,387)	(28,387)
Net rental real estate income (loss)				
Other net rental income (loss)				
Interest income				
Ordinary dividends				
Qualified dividends				
Royalties				
Net short-term capital gain (loss)				
Net long-term capital gain (loss)				
Collectibles (28%) gain (loss)				
Unrecaptured section 1250 gain				
Net section 1231 gain (loss)				
Other income (loss)				
	2021	2022	2023	DIFFERENCE

Name(s) as shown on return: Investors Cartel Inc

Identifying number: [redacted]

	2021 FEDERAL	2022 FEDERAL	2023 FEDERAL	DIFFERENCE BETWEEN 2022 & 2023
Deductions				
Section 179 deduction				
Contributions			4,550	4,550
Investment interest expense				
Section 59(e)(2) expenditures				
Other deductions				
Credits				
Low-income housing credit (section 42(j)(5))				
Low-income housing credit (other)				
Qualified rehabilitation expenditures (rental real estate)				
Other rental real estate credits				
Other rental credits				
Credit for alcohol used as fuel				
Other credits				
Alternative Minimum Tax (AMT) items				
Post-1986 depreciation adjustment				
Adjusted gain or loss				
Depletion				
Oil, gas, and geothermal properties - gross income				
Oil, gas, and geothermal properties - deductions				
Other AMT items				
Items Affecting Shareholder Basis				
Tax-exempt interest income				
Other tax-exempt income				
Nondeductible expenses				
Property distributions				
Repayment of loans from shareholders				
Total foreign taxes paid or accrued				
Other information				
Investment income				
Investment expenses				
Dividend distributions paid from accum earnings and profits				

RESIDENT STATE				
Taxable income				
Total tax				
Overpayment				
Balance due				

Form **1120-S**

Department of the Treasury
Internal Revenue Service

U.S. Income Tax Return for an S Corporation

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.
Go to *www.irs.gov/Form1120S* for instructions and the latest information.

OMB No. 1545-0123

2023

For calendar year 2023 or tax year beginning , 2023, ending , 20

A S election effective date: 01-05-1993	TYPE OR PRINT — Name: Investors Cartel Inc / Storage Quarters	**D** Employer identification number: [redacted]
B Business activity code number (see instructions): 523900	Number, street, and room or suite no. If a P.O. box, see instructions.: 14380 Riva Del Lago Drive STE 1404	**E** Date incorporated: 01-05-1993
C Check if Sch. M-3 attached ☐	City or town, state or province, country, and ZIP or foreign postal code: Fort Myers FL 33907	**F** Total assets (see instructions): $ 2,059,381

G Is the corporation electing to be an S corporation beginning with this tax year? See instructions. ☐ Yes ☒ No

H Check if: **(1)** ☐ Final return **(2)** ☐ Name change **(3)** ☐ Address change **(4)** ☐ Amended return **(5)** ☐ S election termination

I Enter the number of shareholders who were shareholders during any part of the tax year 1

J Check if corporation: **(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 22. See the instructions for more information.

Income	1a	Gross receipts or sales 226,100 **b** Less Returns and allowances **c** Balance	1c	226,100
	2	Cost of goods sold (attach Form 1125-A)	2	94
	3	Gross profit. Subtract line 2 from line 1c	3	226,006
	4	Net gain (loss) from Form 4797, line 17 (attach Form 4797)	4	
	5	Other income (loss) (see instructions - attach statement)	5	
	6	**Total income (loss).** Add lines 3 through 5	6	226,006
Deductions (see instructions for limitations)	7	Compensation of officers (see instructions - attach Form 1125-E)	7	
	8	Salaries and wages (less employment credits)	8	
	9	Repairs and maintenance	9	13,729
	10	Bad debts	10	5,864
	11	Rents	11	
	12	Taxes and licenses Wks. Tax/Lic	12	18,005
	13	Interest (see instructions)	13	108,584
	14	Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)	14	34,064
	15	Depletion **(Do not deduct oil and gas depletion.)**	15	
	16	Advertising	16	957
	17	Pension, profit-sharing, etc., plans	17	
	18	Employee benefit programs	18	
	19	Energy efficient commercial buildings deduction (attach Form 7205)	19	
	20	Other deductions (attach statement) Statement #2	20	73,190
	21	**Total deductions.** Add lines 7 through 20	21	254,393
	22	**Ordinary business income (loss).** Subtract line 21 from line 6	22	(28,387)
Tax and Payments	23a	Excess net passive income or LIFO recapture tax (see instructions) — 23a		
	b	Tax from Schedule D (Form 1120-S) — 23b		
	c	Add lines 23a and 23b (see instructions for additional taxes)	23c	
	24a	Current year's estimated tax payments and preceding year's overpayment credited to the current year — 24a		
	b	Tax deposited with Form 7004 — 24b		
	c	Credit for federal tax paid on fuels (attach Form 4136) — 24c		
	d	Elective payment election amount from Form 3800 — 24d		
	z	Add lines 24a through 24d	24z	
	25	Estimated tax penalty (see instructions). Check if Form 2220 is attached ☐	25	
	26	**Amount owed.** If line 24z is smaller than the total of lines 23c and 25, enter amount owed	26	
	27	**Overpayment.** If line 24z is larger than the total of lines 23c and 25, enter amount overpaid	27	
	28	Enter amount from line 27: **Credited to 2024 estimated tax** **Refunded**	28	

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

May the IRS discuss this return with the preparer shown below? See instructions. ☒ Yes ☐ No

Martin Hawley — Signature of officer | Date | Shareholder — Title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☒ if self-employed	PTIN
Melissa Calwell, CPA	Melissa Calwell, CPA	09-30-2024		[redacted]

Firm's name: Fortitude Tax & Accounting PLLC — Firm's EIN: [redacted]

Firm's address: 208 Preakness Way, Tooele UT 84074 — Phone no. (801)893-2408

Schedule B Other Information (see instructions)

		Yes	No
1	Check accounting method: a [X] Cash b [ ] Accrual c [ ] Other (specify)		
2	See the instructions and enter the: a Business activity Rental Real Estate b Product or service Commercial Real Esta		
3	At any time during the tax year, was any shareholder of the corporation a disregarded entity, a trust, an estate, or a nominee or similar person? If "Yes," attach Schedule B-1, Information on Certain Shareholders of an S Corporation	X	
4	At the end of the tax year, did the corporation:		
a	Own directly 20% or more, or own, directly or indirectly, 50% or more of the total stock issued and outstanding of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below		X

(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage of Stock Owned	(v) If Percentage in (iv) is 100%, Enter the Date (if applicable) a Qualified Subchapter S Subsidiary Election Was Made

		Yes	No
b	Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below		X

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital

		Yes	No
5a	At the end of the tax year, did the corporation have any outstanding shares of restricted stock?		X
	If "Yes," complete lines (i) and (ii) below. (i) Total shares of restricted stock (ii) Total shares of non-restricted stock		
b	At the end of the tax year, did the corporation have any outstanding stock options, warrants, or similar instruments?		X
	If "Yes," complete lines (i) and (ii) below. (i) Total shares of stock outstanding at the end of the tax year (ii) Total shares of stock outstanding if all instruments were executed		
6	Has this corporation filed, or is it required to file, **Form 8918,** Material Advisor Disclosure Statement, to provide information on any reportable transaction?		X
7	Check this box if the corporation issued publicly offered debt instruments with original issue discount [ ] If checked, the corporation may have to file **Form 8281,** Information Return for Publicly Offered Original Issue Discount Instruments.		
8	If the corporation **(a)** was a C corporation before it elected to be an S corporation **or** the corporation acquired an asset with a basis determined by reference to the basis of the asset (or the basis of any other property) in the hands of a C corporation, **and** **(b)** has net unrealized built-in gain in excess of the net recognized built-in gain from prior years, enter the net unrealized built-in gain reduced by net recognized built-in gain from prior years. See instructions $		
9	Did the corporation have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		X
10	Does the corporation satisfy one or more of the following? See instructions		X
a	The corporation owns a pass-through entity with current, or prior year carryover, excess business interest expense.		
b	The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than $29 million and the corporation has business interest expense.		
c	The corporation is a tax shelter and the corporation has business interest expense. If "Yes," complete and attach **Form 8990**, Limitation on Business Interest Expense Under Section 163(j).		
11	Does the corporation satisfy **both** of the following conditions?		X
a	The corporation's total receipts (see instructions) for the tax year were less than $250,000.		
b	The corporation's total assets at the end of the tax year were less than $250,000. If "Yes," the corporation is not required to complete Schedules L and M-1.		

Schedule B Other Information (see instructions) *(continued)*

		Yes	No
12	During the tax year, did the corporation have any non-shareholder debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?		X
	If "Yes," enter the amount of principal reduction $		
13	During the tax year, was a qualified subchapter S subsidiary election terminated or revoked? If "Yes," see instructions		X
14 a	Did the corporation make any payments in 2023 that would require it to file Form(s) 1099?		X
b	If "Yes," did or will the corporation file required Form(s) 1099?		
15	Is the corporation attaching Form 8996 to certify as a Qualified Opportunity Fund?		X
	If "Yes," enter the amount from Form 8996, line 15 $		
16	At any time during the tax year, did the corporation: (a) receive (as a reward, award, or payment for property or services); or (b) sell, exchange, or otherwise dispose of a digital asset (or a financial interest in a digital asset)? See instructions	☐	X

Schedule K Shareholders' Pro Rata Share Items

					Total amount
Income (Loss)	1	Ordinary business income (loss) (page 1, line 22)		1	(28,387)
	2	Net rental real estate income (loss) (attach Form 8825)		2	
	3a	Other gross rental income (loss)	3a		
	b	Expenses from other rental activities (attach statement)	3b		
	c	Other net rental income (loss). Subtract line 3b from line 3a		3c	
	4	Interest income		4	
	5	Dividends: a Ordinary dividends		5a	
		b Qualified dividends	5b		
	6	Royalties		6	
	7	Net short-term capital gain (loss) (attach Schedule D (Form 1120-S))		7	
	8a	Net long-term capital gain (loss) (attach Schedule D (Form 1120-S))		8a	
	b	Collectibles (28%) gain (loss)	8b		
	c	Unrecaptured section 1250 gain (attach statement)	8c		
	9	Net section 1231 gain (loss) (attach Form 4797)		9	
	10	Other income (loss) (see instructions) Type:		10	
Deductions	11	Section 179 deduction (attach Form 4562)		11	
	12a	Charitable contributions Statement #9		12a	4,550
	b	Investment interest expense		12b	
	c	Section 59(e)(2) expenditures Type:		12c	
	d	Other deductions (see instructions) Type:		12d	
Credits	13a	Low-income housing credit (section 42(j)(5))		13a	
	b	Low-income housing credit (other)		13b	
	c	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)		13c	
	d	Other rental real estate credits (see instructions) Type:		13d	
	e	Other rental credits (see instructions) Type:		13e	
	f	Biofuel producer credit (attach Form 6478)		13f	
	g	Other credits (see instructions) Type:		13g	
International		**Qualified for exception to filing Schedule K-2**			
	14	Attach Schedule K-2 (Form 1120-S), Shareholders' Pro Rata Share Items - International, and check this box to indicate you are reporting items of international tax relevance ☐			
Alternative Minimum Tax (AMT) Items	15a	Post-1986 depreciation adjustment		15a	
	b	Adjusted gain or loss		15b	
	c	Depletion (other than oil and gas)		15c	
	d	Oil, gas, and geothermal properties - gross income		15d	
	e	Oil, gas, and geothermal properties - deductions		15e	
	f	Other AMT items (attach statement)		15f	
Items Affecting Shareholder Basis	16a	Tax-exempt interest income		16a	
	b	Other tax-exempt income		16b	
	c	Nondeductible expenses		16c	
	d	Distributions (attach statement if required) (see instructions)		16d	
	e	Repayment of loans from shareholders		16e	
	f	Foreign taxes paid or accrued		16f	

Schedule K Shareholders' Pro Rata Share Items *(continued)*

				Total amount
Other Information	17a	Investment income	17a	
	b	Investment expenses	17b	
	c	Dividend distributions paid from accumulated earnings and profits	17c	
	d	Other items and amounts (attach statement) Statement #18		
Recon-ciliation	18	**Income (loss) reconciliation.** Combine the total amounts on lines 1 through 10. From the result, subtract the sum of the amounts on lines 11 through 12d and 16f	18	(32,937)

Schedule L Balance Sheets per Books

	Assets	Beginning of tax year (a)	(b)	End of tax year (c)	(d)
1	Cash		0		32,258
2a	Trade notes and accounts receivable	0		8,807	
b	Less allowance for bad debts	( )	0	( )	8,807
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities (see instructions)				
6	Other current assets (attach statement)	Statement #19	0	Statement #19	973
7	Loans to shareholders		0		51,407
8	Mortgage and real estate loans				
9	Other investments (attach statement)				
10a	Buildings and other depreciable assets	0		1,518,000	
b	Less accumulated depreciation	(0)	0	(34,064)	1,483,936
11a	Depletable assets				
b	Less accumulated depletion	( )		( )	
12	Land (net of any amortization)		0		482,000
13a	Intangible assets (amortizable only)				
b	Less accumulated amortization	( )		( )	
14	Other assets (attach statement)				
15	Total assets		0		2,059,381
	Liabilities and Shareholders' Equity				
16	Accounts payable				
17	Mortgages, notes, bonds payable in less than 1 year				
18	Other current liabilities (attach statement)	Statement #22	0	Statement #22	25,730
19	Loans from shareholders				
20	Mortgages, notes, bonds payable in 1 year or more				
21	Other liabilities (attach statement)				
22	Capital stock		0		2,066,587
23	Additional paid-in capital				
24	Retained earnings		0		(32,936)
25	Adjustments to shareholders' equity (attach statement)				
26	Less cost of treasury stock		( )		( )
27	Total liabilities and shareholders' equity		0		2,059,381

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per

Note: The corporation may be required to file Schedule M-3. See instructions.

1 Net income (loss) per books	(32,937)	5 Income recorded on books this year not included on Schedule K, lines 1 through 10 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 4, 5a, 6, 7, 8a, 9, and 10, not recorded on books this year (itemize):		a Tax-exempt interest $	
3 Expenses recorded on books this year not included on Schedule K, lines 1 through 12, and 16f (itemize):		6 Deductions included on Schedule K, lines 1 through 12, and 16f, not charged against book income this year (itemize):	
a Depreciation $		a Depreciation $	
b Travel and entertainment $			
		7 Add lines 5 and 6	
4 Add lines 1 through 3	(32,937)	8 Income (loss) (Schedule K, line 18). Subtract line 7 from line 4	(32,937)

Schedule M-2 Analysis of Accumulated Adjustments Account, Shareholders' Undistributed Taxable Income Previously Taxed, Accumulated Earnings and Profits, and Other Adjustments Account

(see instructions)

	(a) Accumulated adjustments account	(b) Shareholders' undistributed taxable income previously taxed	(c) Accumulated earnings and profits	(d) Other adjustments account
1 Balance at beginning of tax year				
2 Ordinary income from page 1, line 22				
3 Other additions				
4 Loss from page 1, line 22	(28,387)			
5 Other reductions Statement #30	(4,550)			( )
6 Combine lines 1 through 5	(32,937)			
7 Distributions				
8 Balance at end of tax year. Subtract line 7 from line 6	(32,937)			

Form **1125-A**
(Rev. November 2018)
Department of the Treasury
Internal Revenue Service

Cost of Goods Sold

► **Attach to Form 1120, 1120-C, 1120-F, 1120S, or 1065.**
► **Go to *www.irs.gov/Form1125A* for the latest information.**

OMB No. 1545-0123

Name	Employer identification number
Investors Cartel Inc	[redacted]

1	Inventory at beginning of year	**1**	
2	Purchases	**2**	94
3	Cost of labor	**3**	
4	Additional section 263A costs (attach schedule)	**4**	
5	Other costs (attach schedule)	**5**	
6	**Total.** Add lines 1 through 5	**6**	94
7	Inventory at end of year	**7**	
8	**Cost of goods sold.** Subtract line 7 from line 6. Enter here and on Form 1120, page 1, line 2 or the appropriate line of your tax return. See instructions	**8**	94

9a Check all methods used for valuing closing inventory:
- *(i)* ☐ Cost
- *(ii)* ☐ Lower of cost or market
- *(iii)* ☐ Other (Specify method used and attach explanation.) ►

b Check if there was a writedown of subnormal goods ► ☐

c Check if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) ► ☐

d If the LIFO inventory method was used for this tax year, enter amount of closing inventory computed under LIFO **9d**

e If property is produced or acquired for resale, do the rules of section 263A apply to the entity? See instructions ☐ Yes ☐ No

f Was there any change in determining quantities, cost, or valuations between opening and closing inventory? If "Yes," attach explanation ☐ Yes ☐ No

SCHEDULE B-1
(Form 1120-S)
(Rev. December 2020)
Department of the Treasury
Internal Revenue Service

Information on Certain Shareholders of an S Corporation

► **Attach to Form 1120-S.**

► **Go to *www.irs.govForm1120S* for the latest information.**

OMB No. 1545-0123

Name of corporation	Employer identification number
Investors Cartel Inc	[redacted]

Information on Any Shareholder That Was a Disregarded Entity, a Trust, an Estate, or a Nom r Person at Any Time During the Tax Year (Form 1120-S, Schedule B, Question 3)

(a) Name of Shareholder of Record-Disregarded Entity, Trust, Estate, Nominee or Similar Person	**(b)** Social Security Number (SSN) or Employer Identification Number (EIN) (if any) of Shareholder of Record	**(c)** Type of Shareholder of Record	**(d)** Name and SSN or EIN (if any) of Individual or Entity Responsible for Reporting Shareholder's Income, Deductions, Credits, etc., From Schedule K-1
Hawley Storage LLC	[redacted]	Dis. Entity	Hawley Storage LLC [redacted]

Fortitude Tax & Accounting
14380 Riva Del Lago Drive, STE 1404   Fort Myers, FL 33907
Phone: (239)355-4040 | Fax:

September 30, 2024

Hawley Storage LLC
5124 Leeds Road
Fort Myers, FL 33907

Hawley Storage LLC:

Attached is a copy of the Schedule K-1 and supplemental K-1 information for Investors Cartel Inc, to assist you in preparing your personal income tax return.

If you have questions regarding the information received, submit your questions to the following address:

ACCOUNTING
Investors Cartel Inc
14380 Riva Del Lago Drive, STE 1404
Fort Myers, FL 33907

Sincerely,

Martin Hawley
Shareholder

Enclosure

671121

☐ Final K-1 ☐ Amended K-1 OMB No. 1545-0123

Schedule K-1 (Form 1120-S) 2023

Department of the Treasury
Internal Revenue Service

For calendar year 2023, or tax year

beginning 2023 ending

Shareholder's Share of Income, Deductions, Credits, etc.

See separate instructions.

Part I Information About the Corporation

A Corporation's employer identification number
[redacted]

B Corporation's name, address, city, state, and ZIP code
Investors Cartel Inc
Storage Quarters
14380 Riva Del Lago Drive
STE 1404
Fort Myers FL 33907

C IRS Center where corporation filed return
Ogden

D Corporation's total number of shares
Beginning of tax year 100
End of tax year 100

Part II Information About the Shareholder

E Shareholder's identifying number
[redacted]

F Shareholder's name, address, city, state, and ZIP code
Hawley Storage LLC

5124 Leeds Road
Fort Myers FL 33907

G Current year allocation percentage . . . . . . 100.00000 %

H Shareholder's number of shares
Beginning of tax year 100
End of tax year 100

I Loans from shareholder
Beginning of tax year . . . . $
End of tax year . . . . $

For IRS Use Only

Part III Shareholder's Share of Current Year Income, Deductions, Credits, and Other Items

1	Ordinary business income (loss)	(28,387)
2	Net rental real estate income (loss)	
3	Other net rental income (loss)	
4	Interest income	
5a	Ordinary dividends	
5b	Qualified dividends	
6	Royalties	
7	Net short-term capital gain (loss)	
8a	Net long-term capital gain (loss)	
8b	Collectibles (28%) gain (loss)	
8c	Unrecaptured section 1250 gain	
9	Net section 1231 gain (loss)	
10	Other income (loss)	
11	Section 179 deduction	
12	Other deductions	
A		4,550
13	Credits	
14	Schedule K-3 is attached if checked . . . . ☐	
15	Alternative minimum tax (AMT) items	
16	Items affecting shareholder basis	
17	Other information	
AC		226,100
V*		STMT

18 ☐ More than one activity for at-risk purposes*
19 ☐ More than one activity for passive activity purposes*

* See attached statement for additional information.

STATEMENT A - QBI Pass-through Entity Reporting

Information Reported in Accordance with Section 199A-6

Schedule K-1, Line 17, Code V

(This page is e-filed with the return. Include it if paper-filing.)

2023

Name(s) as shown on return

Investors Cartel Inc

[redacted]

Name(s) as shown on K1

Hawley Storage LLC

Tax ID Number

[redacted]

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	Investors Cartel Inc	[redacted]			No

LINE NUMBER	NO. 1	NO. ___	NO. ___	NO. ___	NO. ___	NO.___
Ordinary Business Income (Loss)	(28,387)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition	1,518,000					
Section 199A (REIT) Dividends						

Shareholder's Basis Worksheet Prepared from the S Corporation Records

2023

Basis is reported on Form 7203 and must be de[redacted]holder level. Consult your tax advisor.

Shareholder Number:	**TIN:** [redacted]	**Tax year ending:** 12-31-2023	**Ownership %:** 100.000000
Shareholder Name: Hawley Storag			
Corporation Name: Investors Cartel Inc			**EIN** [redacted]

Stock basis

1	Stock basis, beginning of year (Not less than zero)				1			
2	Additional Capital Contributions of Stock Purchased				2			
3	Increases for income and gain items:							
a	Ordinary Income	(Sch K-1, Line 1)	a					
b	Real Estate Rental Income	(Sch K-1, Line 2)	b					
c	Other Rental Income	(Sch K-1, Line 3c)	c					
d	Interest, Dividends & Royalties	(Sch K-1, Lines 4, 5 & 6)	d					
e	Capital Gain	(Sch K-1, Lines 7 & 8a)	e					
f	Other Portfolio Income	(Sch K-1, Line 10a)	f					
g	Section 1231 Gain	(Sch K-1, Line 9)	g					
h	Other Income	(Sch K-1, Line 10)	h					
	Total Income and Gain Items	(Total lines 3a-3h)			3a-h			
i	Increase for Non-Taxable Income	(Sch K-1, Lines 16a & b)			3i			
j	Increase for Excess Depletion Adjustment				3j			
k	Increase from Recapture of Business Credits (See IRC § 49(a), 50(a), 50(c)(2) & 1371(d))				3k			
l	Gain from 179 asset disposition				3l			
4	Stock Basis Before Distributions	(Add lines 1 through 3)					4	
5	Reduction for Non-Taxable Distributions	(Sch K-1, Line 16d)					5	
6	Stock Basis Before Non-Ded. Expense & Depletion	(Cannot be negative)					6	
7a	Decrease for Non-Deductible Expense/Credit Adj	(Sch K-1. Line 16c & 13)	a					
b	Decrease for Depletion	(Sch K-1, Line 17r)	b				7	
8	Stock Basis Before Allowable Losses & Deductions	(Cannot be negative)					8	
9	Decreases for Loss and Deduction items							
a	Ordinary Loss	(Page 2, Col e, Line 9a)	a					
b	Real Estate Rental Loss	(Page 2, Col e, Line 9b)	b					
c	Other Rental Loss	(Page 2, Col e, Line 9c)	c					
d	Capital Loss	(Page 2, Col e, Line 9d)	d					
e	Other Portfolio Loss	(Page 2, Col e, Line 9e)	e					
f	Section 1231 Loss	(Page 2, Col e, Line 9f)	f					
g	Other Loss	(Page 2, Col e, Line 9g)	g					
h	Charitable Contributions	(Page 2, Col e, Line 9h)	h					
i	Section 179 Expense	(Page 2, Col e, Line 9i)	i					
j	Portfolio Income Expenses	(Page 2, Col e, Line 9j)	j					
k	Other Deductions	(Page 2, Col e, Line 9k)	k					
l	Interest Expense on Investment Debt	(Page 2, Col e, Line 9l)	l					
m	Total Foreign Taxes Paid/Accrued	(Page 2, Col e, Line 9m)	m					
n	Section 59(e) Expenditures	(Page 2, Col e, Line 9n)	n					
	Total Loss and Deduction Items	(Total Lines 9a-9n)			9a-n			
o	Other decreases	(Page 2, Col e, Line 9o)			9o			
p	Loss from 179 asset disposition	(Page 2, Col e, Line 9n)			9p			
	Total Decrease for Loss and Deductions Items and Business Credits						9	
10	Less: net increase applied to debt basis						10	
11	Stock Basis at End of Year (Cannot be negative)						11	

Debt Basis

12	Debt basis at beginning of year (not less than zero)	12			
13	New loans to corporation during year	13			
14	Restoration of Debt Basis (Line 10)	14			
15	Less: Loans repaid by corporation during the year	15			
16	Less: Applied against excess loss and deductions / non-deductible items	16			
17	Debt basis at the end of tax year (combine lines 12-16) (not less than zero)			17	
18	Shareholder's total basis at end of tax year (combine lines 11 and 17)			18	

Carryover

		Total Disallowed Losses	Debt Basis Applied Against Excess Losses and Deductions
19	Total Beginning of year		
20	Add: Losses and deductions this year	32,937	
21	Less: Applied this year		
22	End of year (Not less than zero)	32,937	

Allocation of Losses and Deductions

2023

Keep for your records.

Shareholder Number:	**TIN:** [redacted]	**Year Ended:** 12-31-2023	**Ownership %:** 100.000000
Shareholder Name: Hawley Storage LLC			
Corporation Name: Investors Cartel Inc			**EIN** [redacted]

IMPORTANT: Loss limitations are applied at the individual shareholder level. This worksheet is informational only and may not match actual losses and deductions reported on Form 7203.

			(a) Beginning of Year Losses and Deductions	(b) Current Year Losses and Deductions	(c) Total Losses and Deductions	(d) %	(e) Allocable Losses and Deductions in Current Year	(f) Dissallowed Losses and Deductions (Carryover to Next Year)
9a	Ordinary losses from trade or business	(Sch K, Line 1)		28,387	28,387	86.185700		28,387
b	Net losses from rental real estate activities	(Sch K, Line 2)						
c	Net losses from other rental activities	(Sch K, Line 3c)						
d	Net short-term capital losses	(Sch K, Lines 7 & 8a)						
d	Net long-term capital losses							
e	Other portfolio losses	(Sch K, Line 10a)						
f	Net losses under Section 1231	(Sch K, Line 9)						
g	Other losses	(Sch K, Line 10e)						
h	Charitable contributions	(Sch K, Line 12a-g)		4,550	4,550	13.814300		4,550
i	Section 179 expense deduction	(Sch K, Line 11)						
j	Portfolio income expenses	(Sch K, Line 12l)						
k	Other deductions	(Sch K, Ln 12, i,m-o,s)						
l	Interest expense on investment debts	(Sch K, Line 12h)						
m	Foreign taxes paid or accrued	(Sch K, Line 16f)						
n	Section 59(e) expenditures	(Sch K, Line 12j)						
o	Other decreases							
p	Loss from 179 asset							
	Total deductible losses and deductions			32,937	32,937			32,937
7a	Nondeductible expenses & credit adj	(Sch K, Line 16c & 13)						
b	Oil and gas depletion	(Sch K, Line 17r)						
	Total nondeductible losses and deductions							
	Totals			32,937	32,937			32,937

	Schedule K-1 Supplemental Information	2023
Shareholder's name **Hawley Storage LLC**		Shareholder's ID Number [redacted]
Name of S Corporation **Investors Cartel Inc**		S Corporation's EIN [redacted]

Schedule K-3 Notification

The corporation has met the following criteria for tax year 2023, presently exempting it from filing Schedule K-3 (Form 1120-S), Shareholder's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Corporation had no or limited foreign activity
Criteria 2 - Each of the shareholders was a U.S. citizen, resident alien, or certain domestic trust

With respect to the corporation meeting criteria 1 and 2, shareholders are hereby notified they will not be receiving a Schedule K-3 from the corporation unless the shareholder specifically requests the schedule.

A request for a Schedule K-3 is time sensitive and should be made as soon as possible.

Form **4562**

Department of the Treasury
Internal Revenue Service

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

2023

Attachment Sequence No. **179**

Name(s) shown on return	Business or activity to which this form relates	Identifying number
Investors Cartel Inc	FORM 1120S	[redacted]

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	
4	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 separately, see instructions	5	

6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	

8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the **smaller** of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2022 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13	Carryover of disallowed deduction to 2024. Add lines 9 and 10, less line 12	13	

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	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	

Part III MACRS Depreciation (Don't include listed property. See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2023	17	
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ☐		

Section B - Assets Placed in Service During 2023 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only-see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental			27.5 yrs.	MM	S/L	
property			27.5 yrs.	MM	S/L	
i Nonresidential real	02-2023	1,518,000	39 yrs.	MM	S/L	34,064
property				MM	S/L	

Section C - Assets Placed in Service During 2023 Tax Year Using the Alternative Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	
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	34,064
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 **7004**
(Rev. December 2018)
Department of the Treasury
Internal Revenue Service

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

► **File a separate application for each return.**
► ***Go to www.irs.gov/Form7004*** **for instructions and the latest information.**

OMB No. 1545-0233

Print or Type

Name
Investors Cartel Inc
Storage Quarters

Identifying number
[redacted]

Number, street, and room or suite no. (If P.O. box, see instructions.) STE 1404
14380 Riva Del Lago Drive

City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).)
Fort Myers FL 33907

Note: File request for extension by the due date of the return. See instructions before completing this form.

Part I **Automatic Extension for Certain Business Income Tax, Information, and Other Returns.** See instructions.

1 Enter the form code for the return listed below that this application is for 2 5

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

Part II **All Filers Must Complete This Part**

2 If the organization is a foreign corporation that does not have an office or place of business in the United States, check here . . . . ► ☐

3 If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here . . . . ► ☐
If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.

4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here . . ► ☐

5a The application is for calendar year 20 23 , or tax year beginning ____________ , 20___ , and ending ____________, 20 ___.

b **Short tax year.** If this tax year is less than 12 months, check the reason: ☐ Initial return ☐ Final return
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (See instructions-attach explanation.)

6	Tentative total tax	6	0
7	**Total** payments and credits. See instructions	7	0
8	**Balance due.** Subtract line 7 from line 6. See instructions	8	0

Form **8879-CORP** (December 2022)

Department of the Treasury
Internal Revenue Service

E-file Authorization for Corporations

For calendar year 2023, or tax year beginning ______________, 2023, ending ______________, 20 _______

Use for efile authorizations for Form 1120, 1120-F or 1120S.

Do not send to the IRS. Keep for your records.

Go to *www.irs.gov/Form8879CORP* for the latest information.

OMB No. 1545-0123

Name of corporation	Employer identification number
Investors Cartel Inc	[redacted]

Part I **Information** (Whole dollars only)

1	Total income (Form 1120, line 11)	1	
2	Total income (Form 1120-F, Section II, line 11)	2	
3	Total income (loss) (Form 1120-S, line 6)	3	226,006

Part II **Declaration and Signature Authorization of Officer. Be sure to get a copy of the corporation's return.**

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's electronic income tax return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS **(a)** an acknowledgement of receipt or reason for rejection of the transmission, **(b)** the reason for any delay in processing the return or refund, and **(c)** the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at **1-888-353-4537** no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

Officer's PIN: check one box only

[X] I authorize Fortitude Tax & Accounting (**ERO firm name**) to enter my PIN 84075 (**do not enter all zeros**) as my signature on the corporation's electronically filed income tax return.

[ ] As an officer of the corporation, I will enter my PIN as my signature on the corporation's electronically filed income tax return.

Officer's signature ______________________ Date 09-30-2024 Title Shareholder

Part III **Certification and Authentication**

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 305196 84074

do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the electronically filed income tax return for the corporation indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112,** IRS *e-file* Application and Participation, and **Pub. 4163,** Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature Melissa Calwell, CPA Date 09-30-2024

ERO Must Retain This Form - See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

	Elections (This page is e-filed with the return. Include it if paper-filing.)	2023 PG01
Name(s) as shown on return Investors Cartel Inc		Tax ID Number [redacted]

Section 1.263(a)-3(h) Safe Harbor Election for Small Taxpayers

NAME: Investors Cartel Inc
ADDRESS: [redacted] Del Lago Drive, Fort Myers, FL 33907
SSN/EIN: [redacted]

ELECTION: The amounts paid for repairs, maintenance, improvements and similar activities performed on the eligible building(s) described below qualify under the safe harbor provided in Reg. Section 1.263(a)-3(h)(1).

DESCRIPTION: Storage Quarters

Name(s) as shown on return: Investors Cartel Inc

Tax ID Number: [redacted]

Form 1120S - Line 20 - Other Deductions

Statement #2

Description	Amount
Bank Charges	8,238
Independent Contractor	23,645
Building and Equipment Insurance	25,576
Other Insurance	825
Legal and Professional	450
Office Expense	735
Postage/Shipping	125
Printing	96
Security	465
Software	1,416
Tools	200
Utilities	7,290
Closing Costs	3,255
Pest Control	874
Total	**73,190**

Schedule K - Line 12a - Contributions

Statement #9

Description	Amount
Cash Contributions (60%)	4,550
Total	**4,550**

Schedule K - Line 17d - Other Items

Statement #18

Description	Amount
Gross receipts for sec. 448(c)	226,100

Name(s) as shown on return: Investors Cartel Inc

Tax ID Number: [redacted]

Schedule L - Line 6 - Other Current Assets

Statement #19

Description	Beg Of Year	End Of Year
Undeposited Funds		973
Total		**973**

PG01

Schedule L - Line 18 - Other Current Liabilities

Statement #22

Description	Beg Of Year	End Of Year
Home Depot		1,182
Deposits		1,525
Prepaid Rents		4,474
Sales Tax Payable		1,527
Visionary Holdings L		17,022
Total		**25,730**

PG01

Schedule M-2 - Line 5 - Other Reductions

Statement #30

Description	Amount
Contributions	4,550
Total	**4,550**

	Taxes and Licenses Attachment (This page is not filed with the return. It is for your records only.)	2023
S CORPORATION NAME Investors Cartel Inc		EIN [redacted]
Taxes and Licenses	Form 1120S	Page 1, Line 12

1	State income taxes	1	
2	State franchise taxes	2	
3	PTE taxes	3	
4	City income taxes	4	
5	City franchise taxes	5	
6	Local property taxes	6	17,466
7	Intangible property taxes	7	
8	Payroll taxes	8	
9	Less: credit from Form 8846	9	
10	Foreign taxes paid	10	
11	Occupancy taxes	11	
12	Other miscellaneous taxes	12	539
13	Built in gains tax allocated to ordinary income	13	
14	Licenses	14	
15	Total to Form 1120S, Page 1, Line 12	15	18,005

Qualified Business Income Information

Summary of Statement A - QBI PTE Reporting

(Keep for your records)

2023

Name(s) as shown on return

Investors Cartel Inc

Tax ID Number

[redacted]

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	Investors Cartel Inc	[redacted]			No

LINE NUMBER	NO. 1	NO. ___	NO. ___	NO. ___	NO. ___	NO.___
Ordinary Business Income (Loss)	(28,387)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition	1,518,000					
Section 199A Dividends						

WK_QBI~.LD

* Item is included in UBIA
for Section 199A calculations.
See "UBIA" in lower right corner.

Depreciation Detail Listing

FORM 1120S

(This page is not filed with the return. It is for your records only.)

Name(s) as shown on return: Investors Cartel Inc

Social security number/EIN: [redacted]

No.	Description	Date	Cost	Basis Adjustment	Business percentage	Section 179	Bonus depreciation	Depreciable Basis	Life	Method	Rate	Prior Depreciation	Current Depreciation	Accumulated Depreciation	AMT Current
1	Storage Quarters	02-28-2023	1,518,000*		100.00			1,518,000	39	SL MM	2.244		34,064	34,064	34,064
1	LAND	02-28-2023	482,000		100.00				0	NDA					
	Totals		2,000,000					1,518,000					34,064	34,064	34,064

Land Amount 482,000
Net Depreciable Cost 1,518,000

CY 179 and CY Bonus
TOTAL CY Depr including 179/bonus 34,064

ST ADJ:
UBIA: 1,518,000