

**Schedule K-1  
(Form 1065)**

SHORT YEAR INITIAL RETURN  
**2019**

Department of the Treasury  
Internal Revenue Service

For calendar year 2019, or tax year

beginning 07/09/2019 ending 12/31/2019

**Partner's Share of Income, Deductions, Credits, etc.**

▶ See back of form and separate instructions.

<b>Part I Information About the Partnership</b>	
<b>A</b> Partnership's employer identification number 84-2566269	
<b>B</b> Partnership's name, address, city, state, and ZIP code BROOKDALE INVESTORS EIGHT, LP 3455 PEACHTREE ROAD NE, SUITE 650 ATLANTA, GA 30326	
<b>C</b> IRS Center where partnership filed return ▶ EFILE	
<b>D</b> Check if this is a publicly traded partnership (PTP)	
<b>Part II Information About the Partner</b>	
<b>E</b> Partner's SSN or TIN (Do not use TIN of a disregarded entity. See inst.) <u>1</u> 01-0215213	
<b>F</b> Name, address, city, state, and ZIP code for partner entered in E. See instructions.  BOWDOIN COLLEGE 4300 COLLEGE STATION BRUNSWICK, ME 04011	
<b>G</b> <input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member	
<b>H1</b> <input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner	
<b>H2</b> If the partner is a disregarded entity (DE), enter the partner's: TIN _____ Name _____	
<b>I1</b> What type of entity is this partner? _____ EXEMPT ORG. <input type="checkbox"/>	
<b>I2</b> If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here <input type="checkbox"/>	
<b>J</b> Partner's share of profit, loss, and capital (see instructions):	
<b>Beginning</b> <span style="margin-left: 150px;"><b>Ending</b></span>	
Profit <u>NONE</u> %   <u>2.458009</u> %	
Loss <u>NONE</u> %   <u>2.458009</u> %	
Capital <u>NONE</u> %   <u>2.387556</u> %	
Check if decrease is due to sale or exchange of partnership interest. <input type="checkbox"/>	
<b>K</b> Partner's share of liabilities:	
<b>Beginning</b> <span style="margin-left: 150px;"><b>Ending</b></span>	
Nonrecourse . . . . \$   \$ <u>4,104.</u>	
Qualified nonrecourse financing . . . . . \$   \$	
Recourse . . . . . \$   \$	
<input type="checkbox"/> Check this box if Item K includes liability amounts from lower tier partnerships.	
<b>L Partner's Capital Account Analysis</b>	
<b>Beginning capital account.</b> . . . . . \$ <u>NONE</u>	
Capital contributed during the year . . . \$ <u>808,446.</u>	
Current year net income (loss) . . . . . \$ <u>-41,821.</u>	
Other increase (decrease) (attach explanation) \$ _____	
Withdrawals & distributions . . . . . \$ ( <u>8,162.</u> )	
<b>Ending capital account</b> . . . . . \$ <u>758,463.</u>	
<b>M</b> Did the partner contribute property with a built-in gain or loss? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," attach statement. See instructions.	
<b>N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)</b>	
Beginning . . . . . \$ _____	
Ending . . . . . \$ _____	

651119  
OMB No. 1545-0123

Final K-1  Amended K-1

<b>Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items</b>			
<b>1</b>	Ordinary business income (loss) -801.	<b>15</b>	Credits
<b>2</b>	Net rental real estate income (loss)		
<b>3</b>	Other net rental income (loss)	<b>16</b>	Foreign transactions
<b>4a</b>	Guaranteed payments for services		
<b>4b</b>	Guaranteed payments for capital * NONE		
<b>4c</b>	Total guaranteed payments NONE		
<b>5</b>	Interest income * 94.		
<b>6a</b>	Ordinary dividends * 17,863.		
<b>6b</b>	Qualified dividends		
<b>6c</b>	Dividend equivalents	<b>17</b>	Alternative minimum tax (AMT) items
<b>7</b>	Royalties		
<b>8</b>	Net short-term capital gain (loss)		
<b>9a</b>	Net long-term capital gain (loss)	<b>18</b>	Tax-exempt income and nondeductible expenses
<b>9b</b>	Collectibles (28%) gain (loss)	C *	52.
<b>9c</b>	Unrecaptured section 1250 gain		
<b>10</b>	Net section 1231 gain (loss)		
<b>11</b>	Other income (loss)	A	8,162.
<b>12</b>	Section 179 deduction	A	17,957.
<b>13</b>	Other deductions H* 8. Z * STMT		
<b>14</b>	Self-employment earnings (loss)		
<b>21</b>	More than one activity for at-risk purposes*		
<b>22</b>	More than one activity for passive activity purposes*		
*See attached statement for additional information.			
For IRS Use Only			

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040 or 1040-SR. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

	<i>Report on</i>	<i>Code</i>	<i>Report on</i>	
<b>1. Ordinary business income (loss).</b> Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.		<b>H</b> Undistributed capital gains credit	Schedule 3 (Form 1040 or 1040-SR), line 13, box a	
Passive loss	See the Partner's Instructions	<b>I</b> Biofuel producer credit	See the Partner's Instructions	
Passive income	Schedule E, line 28, column (h)	<b>J</b> Work opportunity credit	} See the Partner's Instructions	
Nonpassive loss	See the Partner's Instructions	<b>K</b> Disabled access credit		
Nonpassive income	Schedule E, line 28, column (k)	<b>L</b> Empowerment zone employment credit		
<b>2. Net rental real estate income (loss)</b>	See the Partner's Instructions	<b>M</b> Credit for increasing research activities		
<b>3. Other net rental income (loss)</b>		<b>N</b> Credit for employer social security and Medicare taxes		
Net income	Schedule E, line 28, column (h)	<b>O</b> Backup withholding	} See the Partner's Instructions	
Net loss	See the Partner's Instructions	<b>P</b> Other credits		
<b>4a. Guaranteed payment Services</b>	See the Partner's Instructions	<b>16. Foreign transactions</b>		
<b>4b. Guaranteed payment Capital</b>	See the Partner's Instructions	<b>A</b> Name of country or U.S. possession	} Form 1116, Part I	
<b>4c. Guaranteed payment Total</b>	See the Partner's Instructions	<b>B</b> Gross income from all sources		
<b>5. Interest income</b>	See the Partner's Instructions	<b>C</b> Gross income sourced at partner level		
<b>6a. Ordinary dividends</b>	Form 1040 or 1040-SR, line 2b	<i>Foreign gross income sourced at partnership level</i>	} Form 1116, Part I	
<b>6b. Qualified dividends</b>	Form 1040 or 1040-SR, line 3b	<b>D</b> Reserved for future use		
<b>6c. Dividend equivalents</b>	Form 1040 or 1040-SR, line 3a	<b>E</b> Foreign branch category	} Form 1116, Part I	
<b>7. Royalties</b>	See the Partner's Instructions	<b>F</b> Passive category		
<b>8. Net short-term capital gain (loss)</b>	Schedule D, line 5	<b>G</b> General category	} Form 1116, Part I	
<b>9a. Net long-term capital gain (loss)</b>	Schedule D, line 12	<b>H</b> Other		
<b>9b. Collectibles (28%) gain (loss)</b>	28% Rate Gain Worksheet, line 4 (Schedule D instructions)	<i>Deductions allocated and apportioned at partner level</i>		
<b>9c. Unrecaptured section 1250 gain</b>	See the Partner's Instructions	<b>I</b> Interest expense	Form 1116, Part I	
<b>10. Net section 1231 gain (loss)</b>	See the Partner's Instructions	<b>J</b> Other	Form 1116, Part I	
<b>11. Other income (loss)</b>		<i>Deductions allocated and apportioned at partnership level to foreign source income</i>		
<i>Code</i>		<b>K</b> Reserved for future use	} Form 1116, Part I	
<b>A</b> Other portfolio income (loss)	See the Partner's Instructions	<b>L</b> Foreign branch category		
<b>B</b> Involuntary conversions	See the Partner's Instructions	<b>M</b> Passive category		
<b>C</b> Sec. 1256 contracts & straddles	Form 6781, line 1	<b>N</b> General category	} Form 1116, Part I	
<b>D</b> Mining exploration costs recapture	See Pub. 535	<b>O</b> Other		
<b>E</b> Cancellation of debt	} See the Partner's Instructions	<i>Other information</i>		
<b>F</b> Section 743(b) positive adjustments			<b>P</b> Total foreign taxes paid	
<b>G</b> Section 965(a) inclusion			<b>Q</b> Total foreign taxes accrued	
<b>H</b> Income under subpart F (other than inclusions under sections 951A and 965)			<b>R</b> Reduction in taxes available for credit	
<b>I</b> Other income (loss)			<b>S</b> Foreign trading gross receipts	
<b>12. Section 179 deduction</b>	See the Partner's Instructions	<b>T</b> Extraterritorial income exclusion	Form 8873	
<b>13. Other deductions</b>		<b>U</b> through <b>V</b>	Reserved for future use	
<b>A</b> Cash contributions (60%)	} See the Partner's Instructions	<b>W</b> Section 965 information	} See the Partner's Instructions	
<b>B</b> Cash contributions (30%)				
<b>C</b> Noncash contributions (50%)				
<b>D</b> Noncash contributions (30%)				
<b>E</b> Capital gain property to a 50% organization (30%)				
<b>F</b> Capital gain property (20%)		<b>17. Alternative minimum tax (AMT) items</b>		
<b>G</b> Contributions (100%)		<b>A</b> Post-1986 depreciation adjustment	} See the Partner's Instructions and the Instructions for Form 6251	
<b>H</b> Investment interest expense	Form 4952, line 1	<b>B</b> Adjusted gain or loss		
<b>I</b> Deductions - royalty income	Schedule E, line 19	<b>C</b> Depletion (other than oil & gas)		
<b>J</b> Section 59(e)(2) expenditures	See the Partner's Instructions	<b>D</b> Oil, gas, & geothermal - gross income		
<b>K</b> Excess business interest expense	See the Partner's Instructions	<b>E</b> Oil, gas, & geothermal - deductions		
<b>L</b> Deductions - portfolio (other)	Schedule A, line 16	<b>F</b> Other AMT items		
<b>M</b> Amounts paid for medical insurance	Schedule A, line 1, or Schedule 1 (Form 1040 or 1040-SR), line 16	<b>18. Tax-exempt income and nondeductible expenses</b>		
<b>N</b> Educational assistance benefits	See the Partner's Instructions	<b>A</b> Tax-exempt interest income	Form 1040 or 1040-SR, line 2a	
<b>O</b> Dependent care benefits	Form 2441, line 12	<b>B</b> Other tax-exempt income	See the Partner's Instructions	
<b>P</b> Preproductive period expenses	See the Partner's Instructions	<b>C</b> Nondeductible expenses	See the Partner's Instructions	
<b>Q</b> Commercial revitalization deduction from rental real estate activities	See Form 8582 instructions	<b>19. Distributions</b>		
<b>R</b> Pensions and IRAs	See the Partner's Instructions	<b>A</b> Cash and marketable securities	} See the Partner's Instructions	
<b>S</b> Reforestation expense deduction	See the Partner's Instructions	<b>B</b> Distribution subject to section 737		
<b>T</b> through <b>U</b>	Reserved for future use	<b>C</b> Other property		
<b>V</b> Section 743(b) negative adjustments	} See the Partner's Instructions	<b>20. Other information</b>		
<b>W</b> Other deductions			<b>A</b> Investment income	Form 4952, line 4a
<b>X</b> Section 965(c) deduction			<b>B</b> Investment expenses	Form 4952, line 5
<b>14. Self-employment earnings (loss)</b>			<b>C</b> Fuel tax credit information	Form 4136
<b>Note:</b> If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.			<b>D</b> Qualified rehabilitation expenditures (other than rental real estate)	} See the Partner's Instructions
<b>A</b> Net earnings (loss) from self-employment	Schedule SE, Section A or B	<b>E</b> Basis of energy property		
<b>B</b> Gross farming or fishing income	See the Partner's Instructions	<b>F</b> through <b>G</b>	} See the Partner's Instructions	
<b>C</b> Gross non-farm income	See the Partner's Instructions	<b>H</b> Recapture of investment credit		
<b>15. Credits</b>		<b>I</b> Recapture of other credits	See Form 4255	
<b>A</b> Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	} See the Partner's Instructions	<b>J</b> Look-back interest - completed long-term contracts	See Form 8697	
<b>B</b> Low-income housing credit (other) from pre-2008 buildings			<b>K</b> Look-back interest - income forecast method	See Form 8866
<b>C</b> Low-income housing credit (section 42(j)(5)) from post-2007 buildings			<b>L</b> Dispositions of property with section 179 deductions	} See the Partner's Instructions
<b>D</b> Low-income housing credit (other) from post-2007 buildings			<b>M</b> Recapture of section 179 deduction	
<b>E</b> Qualified rehabilitation expenditures (rental real estate)			<b>N</b> Interest expense for corporate partners	
<b>F</b> Other rental real estate credits			<b>O</b> through <b>Y</b>	
<b>G</b> Other rental credits			<b>Z</b> Section 199A information	
			<b>AA</b> Section 704(c) information	
			<b>AB</b> Section 751 gain (loss)	
			<b>AC</b> Section 1(h)(5) gain (loss)	
		<b>AD</b> Deemed section 1250 unrecaptured gain		
		<b>AE</b> Excess taxable income		
		<b>AF</b> Excess business interest income		
		<b>AG</b> Gross receipts for section 59A(e)		
		<b>AH</b> Other information		

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ITEM L - CAPITAL CONTRIBUTIONS

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CASH CONTRIBUTIONS	808,446.
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TOTAL CAPITAL CONTRIBUTIONS	808,446.
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ITEM L - RECONCILIATION OF INCOME

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INCOME (LOSS) FROM SCH. K-1, LINES 1 - 11	17,156.
LESS: DEDUCTIONS FROM SCH. K-1, LINES 12, 13, 16P, AND 16Q	15,675.
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TOTAL INCOME PER SCHEDULE K-1	1,481.

LESS: INCOME INCLUDED ON SCH. K-1, NOT RECORDED ON BOOKS: DIVIDEND INCOME	20,720.
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LESS: GUARANTEED PAYMENTS	NONE
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LESS: EXPENSES RECORDED ON BOOKS, NOT INCLUDED ON SCH. K-1:	
LOAN ACQUISITION COSTS	1,745.
SYNDICATION COSTS	597.
ORGANIZATIONAL COSTS	4,718.
MINORITY INTEREST IN P/L	29.
NET LOSS FROM CONSOLIDATION	15,598.
NONDEDUCTIBLE EXPENSES	52.

PLUS: DEDUCTIONS ON SCH. K-1, NOT CHARGED AGAINST BOOKS: AMORTIZATION	157.
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TOTAL CURRENT YEAR NET INCOME (LOSS)	-41,821.
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ITEM L - WITHDRAWALS AND DISTRIBUTIONS

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CASH DISTRIBUTIONS	8,162.
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TOTAL WITHDRAWALS AND DISTRIBUTIONS	8,162.
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ITEM L - PARTNER CAPITAL ACCOUNT ANALYSIS

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ITEM L OF THE PARTNER'S SCHEDULE K-1 IS KEPT ON THE TAX BASIS

LINE 4B - GUARANTEED PAYMENTS FOR CAPITAL

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FROM TRADE/BUSINESS ACTIVITIES	NONE
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TOTAL GUARANTEED PAYMENTS FOR CAPITAL	NONE
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LINE 5 - INTEREST INCOME

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OTHER INTEREST INCOME

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INTEREST INCOME 94.

TOTAL INTEREST INCOME 94.

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LINE 6A - DIVIDEND INCOME

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NON-QUALIFIED DIVIDENDS

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DIVIDEND INCOME 17,863.

TOTAL ORDINARY DIVIDENDS 17,863.

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LINE 13 - OTHER DEDUCTIONS

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H - INVESTMENT INTEREST EXPENSE

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OTHER INVESTMENT INTEREST 8.

TOTAL BOX H 8.

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W OTHER DEDUCTIONS

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OTHER DEDUCTIONS INCLUDED IN ITEM L, CURRENT YEAR INCREASE (DECREASE)

PROFESSIONAL FEES 585.

MANAGEMENT FEES 14,282.

OFFICE ADMIN 14.

TRAVEL EXPENSE 583.

AUTO EXPENSE 67.

AMORTIZATION 136.

TOTAL BOX W 15,667.

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PARTNER FOOTNOTES ASSOCIATED W/SCH. K-1, LINE 13

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W. OTHER DEDUCTIONS

PORTFOLIO EXPENSES DISPLAYED AND REPORTED IN BOX W 15,667.

ARE PORTFOLIO DEDUCTIONS FORMERLY ON LINE 13K AS  
2% PORTFOLIO DEDUCTIONS THAT ARE NON-DEDUCTIBLE  
FOR CERTAIN TAXPAYERS, INCLUDING INDIVIDUALS, AND  
WOULD REDUCE YOUR TAX BASIS IN THE PARTNERSHIP.  
PLEASE CONSULT YOUR TAX ADVISOR.

LINE 18C - NONDEDUCTIBLE EXPENSES

MEALS AND ENTERTAINMENT

52.

TOTAL NONDEDUCTIBLE EXPENSES

52.

LINE 20 - OTHER INFORMATION

Z SECTION 199A INCOME

-801.

Z SECTION 199A REIT DIVIDENDS

17,863.

PARTNER FOOTNOTES

BUSINESS LOSS LIMITATION [IRC SEC. 461(L)]

THE DISTRIBUTIVE SHARE OF ITEMS INCLUDED ON YOUR SCHEDULE K-1, BOXES 1, 2, 3 AND 10 ARE RELATED TO A TRADE OR BUSINESS. TRADE OR BUSINESS LOSSES MAY BE SUBJECT TO LIMITATIONS OF IRC SEC. 461(L), PLEASE CONSULT YOUR TAX ADVISOR.

NET INVESTMENT INCOME TAX

PLEASE BE ADVISED THAT SOME OR ALL ITEMS REPORTED ON YOUR SCHEDULE K1 MAY BE CONSIDERED NET INVESTMENT INCOME PURSUANT TO IRC SEC. 141 (C). PLEASE CONSULT YOUR TAX ADVISOR.

REPORTABLE TRANSACTION PROTECTIVE DISCLOSURE STATEMENT

THE PARTNERSHIP HAD NO REPORTABLE TRANSACTIONS DURING THE YEAR. NO DISCLOSURES ARE REQUIRED UNDER REG. SEC. 1.6011-4 (FORM 8886).

SECTION 163(J) INFORMATION

THE PARTNERSHIP IS NOT SUBJECT TO THE SECTION 163(J) LIMITATION ON ITS BUSINESS INTEREST EXPENSE PURSUANT TO THE SECTION 163(J)(7)(A)(II) EXCEPTION FOR ANY ELECTING REAL PROPERTY TRADE OR BUSINESS.

THE SECTION 163(J) RULES ARE COMPLEX. PLEASE CONSULT YOUR TAX ADVISOR.

PARTNER FOOTNOTES NOT INCLUDED IN ITEM L

SECTION 199A INFORMATION

THE FOLLOWING AMOUNTS REPRESENT YOUR ALLOCABLE SHARE OF SECTION 199A ITEMS BY TRADE OR BUSINESS (TOB), REIT, OR PTP. THE AMOUNTS PROVIDED BELOW ON K-1 BOX 20Z HAVE BEEN INCLUDED ON YOUR SCHEDULE K-1 AS TAXABLE INCOME ON THE APPLICABLE BOXES. THE SECTION 199A RULES ARE COMPLEX. PLEASE CONSULT YOUR TAX ADVISOR REGARDING YOUR REPORTING REQUIREMENTS AND ABILITY TO UTILIZE THE SECTION

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199A DEDUCTION.

NAME OF TOB, REIT OR PTP:

BROOKDALE INVESTORS EIGHT, LP

NAME OF ENTITY IN WHICH TOB OPERATES:

BROOKDALE INVESTORS EIGHT, LP

EIN OF ENTITY IN WHICH TOB OPERATES:

84-3022025

DESCRIPTION OF TOB:

INVESTMENT

BUSINESS CODE NUMBER:

523900

SSTB OR NON-SSTB:

NON-SSTB

LINE 20Z - SECTION 199A INCOME

LINE 20Z - SECTION 199A UNADJUSTED BASIS

LINE 20Z - SECTION 199A REIT DIVIDENDS

17,863.

**Georgia K-1 Equivalent**

Tax year

beginning 07/09/2019 and ending 12/31/2019

Partner's Identification number 01-0215213

Partnership's Identification number 84-2566269

Partner's name, address, and Zip code  
BOWDOIN COLLEGE  
4300 COLLEGE STATION  
BRUNSWICK, ME 04011

Partnership's name, address, and Zip code  
BROOKDALE INVESTORS EIGHT, LP  
C/O THE BROOKDALE GROUP  
3455 PEACHTREE ROAD NE, SUITE 650  
ATLANTA, GA 30326

**Partner's Income**

Partner's Share of Georgia Source Income. . . . .	<u>NONE</u>
Partner's percentage of profits . . . . .	<u>2.458009</u>
Total Georgia Source Income. . . . .	<u>74,302.00</u>
1. Ordinary income (loss). . . . .	<u></u>
2. Net income (loss) from rental real estate activities . . . . .	<u></u>
3. Other net rental income (loss). . . . .	<u></u>
4. Interest . . . . .	<u>8.00</u>
5. Dividends. . . . .	<u></u>
6. Royalties . . . . .	<u></u>
7. Net short-term capital gain (loss) . . . . .	<u></u>
8. Net long-term capital gain (loss). . . . .	<u></u>
9. Other portfolio income (loss) . . . . .	<u></u>
10. Guaranteed payments . . . . .	<u></u>
11. Net section 1231 gain (loss). . . . .	<u></u>
12. Other income (loss) . . . . .	<u></u>
13. Additions to Federal income. . . . .	<u></u>
14. Subtractions from Federal income . . . . .	<u></u>
15. Business Credits . . . . .	<u></u>

THE PARTNERSHIP QUALIFIES AS AN INVESTMENT PARTNERSHIP PURSUANT TO O.C.G.A SEC 48-7-24(c) AND, AS SUCH, NO GEORGIA TAXABLE INCOME IS REPORTED FOR NONRESIDENT PARTNERS.