

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

Department of the Treasury  
Internal Revenue Service

**2020**

For calendar year 2020, or tax year

beginning  ending

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

▶ See separate instructions.

**Part I Information About the Partnership**

**A** Partnership's employer identification number  
84-2566269

**B** Partnership's name, address, city, state, and ZIP code  
BROOKDALE INVESTORS EIGHT, LP  
3455 PEACHTREE ROAD NE, SUITE 650  
ATLANTA, GA 30326

**C** IRS Center where partnership filed return ▶ EFILE

**D**  Check if this is a publicly traded partnership (PTP)

**Part II Information About the Partner**

**E** Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.) 1  
01-0215213

**F** Name, address, city, state, and ZIP code for partner entered in E. See instructions.  
BOWDOIN COLLEGE  
4300 COLLEGE STATION  
BRUNSWICK, ME 04011

**G**  General partner or LLC member-manager  Limited partner or other LLC member

**H1**  Domestic partner  Foreign partner

**H2**  If the partner is a disregarded entity (DE), enter the partner's:  
TIN \_\_\_\_\_ Name \_\_\_\_\_

**I1** What type of entity is this partner? EXEMPT ORG.

**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here

**J** Partner's share of profit, loss, and capital (see instructions):

	Beginning		Ending	
Profit	2.458009	%	2.059968	%
Loss	2.458009	%	2.059968	%
Capital	2.387556	%	2.389993	%

Check if decrease is due to sale or exchange of partnership interest.

**K** Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$ 4,104.	\$ 3,668.
Qualified nonrecourse financing	\$	\$ 92,699.
Recourse	\$	\$

Check this box if Item K includes liability amounts from lower tier partnerships.

**L Partner's Capital Account Analysis**

Beginning capital account. . . . . \$ 801,206.

Capital contributed during the year . . . \$ 1,551,573.

Current year net income (loss) . . . . . \$ -13,314.

Other increase (decrease) (attach explanation) \$ \_\_\_\_\_

Withdrawals & distributions . . . . . \$ ( 85,087. )

Ending capital account . . . . . \$ 2,254,378.

**M** Did the partner contribute property with a built-in gain or loss?  
 Yes  No If "Yes," attach statement. See instructions.

**N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)**

Beginning . . . . . \$ \_\_\_\_\_

Ending . . . . . \$ \_\_\_\_\_

<b>Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items</b>			
1	Ordinary business income (loss)	15	Credits
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital		
4c	Total guaranteed payments		
5	Interest income		
*		299.	
6a	Ordinary dividends		
*		45,883.	
6b	Qualified dividends		
6c	Dividend equivalents	17	Alternative minimum tax (AMT) items
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	18	Tax-exempt income and nondeductible expenses
9b	Collectibles (28%) gain (loss)	C *	163.
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)		
11	Other income (loss)	A	85,087.
12	Section 179 deduction	A	46,182.
13	Other deductions	H * Z *	STMT
			STMT
14	Self-employment earnings (loss)		
21	More than one activity for at-risk purposes*		
22	More than one activity for passive activity purposes*		
*See attached statement for additional information.			
For IRS Use Only			

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ITEM L - CAPITAL CONTRIBUTIONS

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CASH CONTRIBUTIONS

1,551,573.

TOTAL CAPITAL CONTRIBUTIONS

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1,551,573.  
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ITEM L - RECONCILIATION OF INCOME

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INCOME (LOSS) FROM SCH. K-1, LINES 1 - 11

46,182.

LESS: DEDUCTIONS FROM SCH. K-1, LINES 12, 13, 16P, AND 16Q

59,333.

TOTAL INCOME PER SCHEDULE K-1

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-13,151.  
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LESS: EXPENSES RECORDED ON BOOKS, NOT INCLUDED ON SCH. K-1:  
NONDEDUCTIBLE EXPENSES

163.

TOTAL CURRENT YEAR NET INCOME (LOSS)

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-13,314.  
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ITEM L - WITHDRAWALS AND DISTRIBUTIONS

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CASH DISTRIBUTIONS

85,087.

TOTAL WITHDRAWALS AND DISTRIBUTIONS

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85,087.  
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LINE 5 - INTEREST INCOME

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OTHER INTEREST INCOME

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INTEREST INCOME

299.

TOTAL INTEREST INCOME

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299.  
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LINE 6A - DIVIDEND INCOME

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NON-QUALIFIED DIVIDENDS

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DIVIDEND INCOME

45,883.

TOTAL ORDINARY DIVIDENDS

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45,883.  
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LINE 13 - OTHER DEDUCTIONS

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H - INVESTMENT INTEREST EXPENSE

OTHER INVESTMENT INTEREST 2,525.  
TOTAL BOX H 2,525.

W OTHER DEDUCTIONS

OTHER DEDUCTIONS INCLUDED IN ITEM L, CURRENT YEAR INCREASE (DECREASE)  
PROFESSIONAL FEES 704.  
MANAGEMENT FEES 54,198.  
OFFICE ADMIN 165.  
TRAVEL EXPENSE 671.  
AUTO EXPENSE 41.  
AMORTIZATION 1,023.  
OTHER MISC EXPENSES 6.  
TOTAL BOX W 56,808.

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

PORTFOLIO EXPENSES DISPLAYED AND REPORTED IN BOX W 56,808.  
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 163.  
TOTAL NONDEDUCTIBLE EXPENSES 163.

LINE 20 - OTHER INFORMATION

Z SECTION 199A REIT DIVIDENDS 45,883.

PARTNER FOOTNOTES

ITEM L - PARTNERS CAPITAL ACCOUNT ANALYSIS

YOUR SCHEDULE K-1 IS REPORTED ON THE TAX BASIS METHOD. THE  
PARTNERSHIP DETERMINED EACH PARTNER'S BEGINNING CAPITAL ACCOUNT USING  
THE TAX BASIS METHOD. YOUR CAPITAL ACCOUNT, AS REPORTED UNDER THE TAX  
BASIS METHOD, MAY NOT EQUAL YOUR ADJUSTED TAX BASIS IN YOUR  
PARTNERSHIP INTEREST. PLEASE CONSULT YOUR TAX ADVISOR.

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PARTNER FOOTNOTES (CONT'D)

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

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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

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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

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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

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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

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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 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

45,883.

STATEMENT 3

**Georgia K-1 Equivalent**

Tax year

beginning 01/01/2020 and ending 12/31/2020

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. . . . .	NONE
Partner's percentage of profits . . . . .	2.059968
Total Georgia Source Income. . . . .	190,853.00
1. Ordinary income (loss). . . . .	
2. Net income (loss) from rental real estate activities . . . . .	
3. Other net rental income (loss). . . . .	
4. Interest . . . . .	299.00
5. Dividends. . . . .	
6. Royalties . . . . .	
7. Net short-term capital gain (loss) . . . . .	
8. Net long-term capital gain (loss). . . . .	
9. Other portfolio income (loss) . . . . .	
10. Guaranteed payments . . . . .	
11. Net section 1231 gain (loss). . . . .	
12. Other income (loss) . . . . .	
13. Additions to Federal income. . . . .	
14. Subtractions from Federal income . . . . .	
15. Business Credits . . . . .	

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.