

Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e))

2019

For calendar year 2019 or other tax year beginning 1912, and ending
Go to www.irs.gov/Form990T for instructions and the latest information.
Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Department of the Treasury Internal Revenue Service

Open to Public Inspection for 501(c)(3) Organizations Only

Header section containing organization name (OSCAR T AND OLIVANN HOKOLD FOUNDATION), address (2514 92ND ST S, LAKEWOOD, WA 98499), EIN (20-4298535), and other identifying information.

H Enter the number of the organization's unrelated trades or businesses. 1 Describe the only (or first) unrelated trade or business here SEE STATEMENT 18

I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidary controlled group? No

J The books are in care of MILLIE SCHULZ Telephone number 253-240-4771

Table for Part I: Unrelated Trade or Business Income. Columns include (A) Income, (B) Expenses, and (C) Net. Total income is 7,046,903 and total net is 538,138.

Table for Part II: Deductions Not Taken Elsewhere. Lists various deduction categories from 14 to 31. Total deductions are 0, resulting in an unrelated business taxable income of 538,138.

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Part III Total Unrelated Business Taxable Income

Table with 3 columns: Line number, Description, and Amount. Includes lines 32-39 for unrelated business taxable income calculations.

Part IV Tax Computation

Table with 3 columns: Line number, Description, and Amount. Includes lines 40-45 for tax computation.

Part V Tax and Payments

Table with 3 columns: Line number, Description, and Amount. Includes lines 46-56 for tax and payments.

Part VI Statements Regarding Certain Activities and Other Information (see instructions)

Table with 3 columns: Line number, Description, and Yes/No response. Includes lines 57-59 regarding foreign activities and tax-exempt interest.

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.

Paid Preparer Use Only: Print/Type preparer's name (ANITA R. EIXENBERGER), Preparer's signature, Date (11/3/20), Firm's name (JOHNSON STONE & PAGANO, P.S.), Firm's address (1501 REGENTS BLVD., SUITE 100, FIRCREST, WA 98466), Firm's EIN (91-1623649), and Phone no. ((253) 566-7070).

**Schedule A - Cost of Goods Sold.** Enter method of inventory valuation **N/A**

1 Inventory at beginning of year	1		6 Inventory at end of year	6			
2 Purchases	2		7 Cost of goods sold. Subtract line 6 from line 5. Enter here and in Part I, line 2				
3 Cost of labor	3			7			
4a Additional section 263A costs (attach schedule)	4a					Yes	No
b Other costs (attach schedule)	4b		8 Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?				
5 Total Add lines 1 through 4b	5						

**Schedule C - Rent Income (From Real Property and Personal Property Leased With Real Property)**

(see instructions)

1. Description of property

(1)	
(2)	
(3)	
(4)	

2. Rent received or accrued

(a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%)	(b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income)	3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(1)		
(2)		
(3)		
(4)		
Total	0.	Total 0.

(c) Total income. Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A)

(b) Total deductions. Enter here and on page 1, Part I, line 8, column (B) 0.

**Schedule E - Unrelated Debt-Financed Income** (see instructions)

1. Description of debt-financed property	2. Gross income from or allocable to debt-financed property	3. Deductions directly connected with or allocable to debt-financed property		
		(a) Straight line depreciation (attach schedule)	(b) Other deductions (attach schedule)	
		STATEMENT 23	STATEMENT 24	
(1) RESIDENTIAL APARTMENT BUILDINGS	14,702,490.	2,741,416.	10,838,315.	
(2)				
(3)				
(4)				
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	5. Average adjusted basis of or allocable to debt-financed property (attach schedule)	6. Column 4 divided by column 5	7. Gross income reportable (column 2 x column 6)	8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
STATEMENT 25	STATEMENT 26			
(1) 42,059,867.	87,761,519.	47.93%	7,046,903.	6,508,765.
(2)		%		
(3)		%		
(4)		%		
STATEMENT 21	STATEMENT 22		Enter here and on page 1, Part I, line 7, column (A)	Enter here and on page 1, Part I, line 7, column (B)
Totals			7,046,903.	6,508,765.
Total dividends-received deductions included in column 8				0.

**Schedule F - Interest, Annuities, Royalties, and Rents From Controlled Organizations** (see instructions)

1. Name of controlled organization	2. Employer identification number	Exempt Controlled Organizations			
		3. Net unrelated income (loss) (see instructions)	4. Total of specified payments made	5. Part of column 4 that is included in the controlling organization's gross income	6. Deductions directly connected with income in column 5
(1)					
(2)					
(3)					
(4)					
Nonexempt Controlled Organizations					
7. Taxable income	8. Net unrelated income (loss) (see instructions)	9. Total of specified payments made	10. Part of column 9 that is included in the controlling organization's gross income	11. Deductions directly connected with income in column 10	
(1)					
(2)					
(3)					
(4)					
			Add columns 5 and 10 Enter here and on page 1, Part I, line 8, column (A)	Add columns 6 and 11 Enter here and on page 1, Part I, line 8, column (B)	
<b>Totals</b>			0.	0.	

**Schedule G - Investment Income of a Section 501(c)(7), (9), or (17) Organization** (see instructions)

1. Description of income	2. Amount of income	3. Deductions directly connected (attach schedule)	4. Set-asides (attach schedule)	5. Total deductions and set-asides (col 3 plus col 4)
(1)				
(2)				
(3)				
(4)				
		Enter here and on page 1, Part I, line 9, column (A)		Enter here and on page 1, Part I, line 9, column (B)
<b>Totals</b>		0.		0.

**Schedule I - Exploited Exempt Activity Income, Other Than Advertising Income** (see instructions)

1. Description of exploited activity	2. Gross unrelated business income from trade or business	3. Expenses directly connected with production of unrelated business income	4. Net income (loss) from unrelated trade or business (column 2 minus column 3) If a gain, compute cols 5 through 7	5. Gross income from activity that is not unrelated business income	6. Expenses attributable to column 5	7. Excess exempt expenses (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
		Enter here and on page 1, Part I, line 10, col (A)	Enter here and on page 1, Part I, line 10, col (B)			Enter here and on page 1, Part II, line 25
<b>Totals</b>		0.	0.			0.

**Schedule J - Advertising Income** (see instructions)

**Part I Income From Periodicals Reported on a Consolidated Basis**

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
<b>Totals (carry to Part II, line (5))</b>		0.	0.			0.

**Part II** **Income From Periodicals Reported on a Separate Basis** (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis)

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
<b>Totals from Part I</b>	0.	0.				0.
<b>Totals, Part II (lines 1-5)</b>	0.	0.				0.

**Schedule K - Compensation of Officers, Directors, and Trustees** (see instructions)

1. Name	2. Title	3. Percent of time devoted to business	4. Compensation attributable to unrelated business
(1)		%	
(2)		%	
(3)		%	
(4)		%	
<b>Total. Enter here and on page 1, Part II, line 14</b>			0.

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FORM 990-T      DESCRIPTION OF ORGANIZATION'S PRIMARY UNRELATED      STATEMENT 18  
BUSINESS ACTIVITY

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LESSORS OF RENTAL RESIDENTIAL PROPERTIES

TO FORM 990-T, PAGE 1

FORM 990-T

SCHEDULE E - UNRELATED DEBT-FINANCED INCOME  
AVERAGE ACQUISITION DEBT

STATEMENT 21

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
RESIDENTIAL APARTMENT BUILDINGS	1	
BEGINNING FIRST MONTH		42,487,124.
BEGINNING SECOND MONTH		42,412,954.
BEGINNING THIRD MONTH		42,322,557.
BEGINNING FOURTH MONTH		42,249,241.
BEGINNING FIFTH MONTH		42,155,679.
BEGINNING SIXTH MONTH		42,079,739.
BEGINNING SEVENTH MONTH		41,983,660.
BEGINNING EIGHTH MONTH		41,910,593.
BEGINNING NINTH MONTH		41,835,569.
BEGINNING TENTH MONTH		41,907,304.
BEGINNING ELEVENTH MONTH		41,731,479.
BEGINNING TWELFTH MONTH		41,642,500.
TOTAL OF ALL MONTHS		504,718,399.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		42,059,867.

TOTALS TO FORM 990-T, SCHEDULE E, COLUMN 4

FORM 990-T

SCHEDULE E - UNRELATED DEBT-FINANCED INCOME  
AVERAGE ADJUSTED BASIS

STATEMENT 22

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT
RESIDENTIAL APARTMENT BUILDINGS	1	
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		87,762,454.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		87,760,584.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		87,761,519.

TOTAL TO FORM 990-T, SCHEDULE E, COLUMN 5

FORM 990-T

SCHEDULE E - DEPRECIATION DEDUCTION

STATEMENT 23

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
RESIDENTIAL APARTMENT BUILDING DEPRECIATION		2,741,416.	
- SUBTOTAL -	1		2,741,416.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A)			2,741,416.

FORM 990-T

SCHEDULE E - OTHER DEDUCTIONS

STATEMENT 24

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
RESIDENTIAL APARTMENT BUILDING OTHER DEDUCTIONS		10,838,315.	
- SUBTOTAL -	1		10,838,315.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B)			10,838,315.



FORM 990-T

AVERAGE ACQUISITION DEBT ON OR  
ALLOCABLE TO DEBT-FINANCED PROPERTY

STATEMENT 25

<u>DESCRIPTION</u>	<u>ACTIVITY NUMBER</u>	<u>AMOUNT</u>	<u>TOTAL</u>
AVERAGE DEBT BALANCE		42,059,867.	
- SUBTOTAL -	1		42,059,867.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 4			<u>42,059,867.</u>

FORM 990-T

AVERAGE ADJUSTED BASIS OF OR  
ALLOCABLE TO DEBT-FINANCED PROPERTY

STATEMENT 26

<u>DESCRIPTION</u>	<u>ACTIVITY NUMBER</u>	<u>AMOUNT</u>	<u>TOTAL</u>
AVERAGE ADJUSTED BASIS		87,761,519.	
- SUBTOTAL -	1		87,761,519.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 5			<u>87,761,519.</u>