

Form **990-T**  
 Department of the Treasury  
 Internal Revenue Service

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

For calendar year 2020 or other tax year beginning 07-01-2020 and ending 06-30-2021

▶ **Go to [www.irs.gov/Form990T](http://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).**

OMB No. 1545-0047  
**2020**  
**Open to Public Inspection for 501(c)(3) Organizations Only**

- A**  Check box if address changed.
- B** Exempt under section  
 501(c3)  
 408(e)  220(e)  
 408A  530(a)  
 529(a)  529A

**Print or Type**

Name of organization (  Check box if name changed and see instructions.)  
 ABLE INC

Number, street, and room or suite no. If a P.O. box, see instructions.  
 1951 1ST ST W

City or town, state or province, and ZIP or foreign postal code  
 DICKINSON, ND 58601

**C** Book value of all assets at end of year . . . . ▶ 27,235,184

**D** Employer identification number  
 45-0379352

**E** Group exemption number  
 (see instructions)

**F**  Check box if an amended return.

- G** Check organization type ▶  501(c) corporation  501(c) trust  401(a) trust  Other trust  Applicable reinsurance entity
- H** Check if filing only to ▶  Claim credit from Form 8941  Claim a refund shown on Form 2439
- I** Check if a 501(c)(3) organization filing a consolidated return with a 501(c)(2) titleholding corporation . . . . ▶
- J** Enter the number of attached Schedules A (Form 990-T) . . . . ▶ 1
- K** During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? . . . ▶  Yes  No  
 If "Yes," enter the name and identifying number of the parent corporation ▶
- L** The books are in care of ▶ MIKE KLEIN Telephone number ▶ (701) 456-3000  
 1951 1ST STREET WEST  
 DICKINSON, ND 58601

**Part I Total Unrelated Business Taxable Income**

<b>1</b> Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions) . . . . .	<b>1</b>	120,220
<b>2</b> Reserved . . . . .	<b>2</b>	
<b>3</b> Add lines 1 and 2 . . . . .	<b>3</b>	120,220
<b>4</b> Charitable contributions (see instructions for limitation rules) . . . . .	<b>4</b>	0
<b>5</b> Total unrelated business taxable income before net operating losses. Subtract line 4 from line 3 . . . . .	<b>5</b>	120,220
<b>6</b> Deduction for net operating loss. See instructions . . . . .	<b>6</b>	
<b>7</b> Total of unrelated business taxable income before specific deduction and section 199A deduction. Subtract line 6 from line 5 . . . . .	<b>7</b>	120,220
<b>8</b> Specific deduction (generally \$1,000, but see instructions for exceptions) . . . . .	<b>8</b>	1,000
<b>9</b> <b>Trusts.</b> Section 199A deduction. See instructions . . . . .	<b>9</b>	
<b>10</b> <b>Total deductions.</b> Add lines 8 and 9 . . . . .	<b>10</b>	1,000
<b>11</b> <b>Unrelated business taxable income.</b> Subtract line 10 from line 7. If line 10 is greater than line 7, enter zero . . . . .	<b>11</b>	119,220

**Part II Tax Computation**

<b>1</b> <b>Organizations taxable as corporations.</b> Multiply Part I, line 11 by 21% (0.21) . . . . . ▶	<b>1</b>	25,036
<b>2</b> <b>Trusts taxable at trust rates.</b> See instructions for tax computation. Income tax on the amount on Part I, line 11 from: <input type="checkbox"/> Tax rate schedule or <input type="checkbox"/> Schedule D (Form 1041) . . . . . ▶	<b>2</b>	
<b>3</b> <b>Proxy tax.</b> See instructions . . . . . ▶	<b>3</b>	
<b>4</b> Other tax amounts. See instructions . . . . .	<b>4</b>	
<b>5</b> Alternative minimum tax (trusts only) . . . . .	<b>5</b>	
<b>6</b> <b>Tax on noncompliant facility income.</b> See instructions . . . . .	<b>6</b>	
<b>7</b> <b>Total.</b> Add lines 3 through 6 to line 1 or 2, whichever applies . . . . .	<b>7</b>	25,036

Part III Tax and Payments

Table with 11 rows for tax and payments. Columns include line numbers, descriptions, and amounts. Total tax due is 7,814. Total payments are 17,250.

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

Table with 4 rows of questions regarding foreign accounts, distributions, and accounting changes. Includes 'Yes' and 'No' columns.

Part V Supplemental Information

Provide the explanation required by Part IV, line 4b. Also provide any other additional information. See instructions.

Sign Here: Under penalties of perjury, I declare that I have examined this return... Signature of officer: MARY ANDERSON, Date: 2021-10-26, Title: EXECUTIVE DIRECTOR.

Paid Preparer Use Only: Print/Type preparer's name: MELINDA PIATZ, Firm's name: BRADY MARTZ & ASSOCIATES PC, Firm's address: PO BOX 1297, BISMARCK, ND 585021297.

**TY 2020 AdjBssAllcblDebtFincdPropSch****Name:** ABLE INC**EIN:** 45-0379352

Property line number from Schedule A	Property description	Adjusted basis amount	Percent allocable to debt-financed income	Adjusted basis allocable to debt-financed property (Adjusted basis multiplied by Allocable percent)
A	MALL	1,933,049	100.000 %	1,933,049

**TY 2020 AvgAcquisDebtFincdPropSch****Name:** ABLE INC**EIN:** 45-0379352

Property line number from Schedule A	Monthly average of acquisition indebtedness	Percent allocable to debt-financed income	Average acquisition debt on or allocable to debt-financed property (Monthly average multiplied by Allocable percent)
A	1,227,881	100.000 %	1,227,881

## TY 2020 DebtFinancedExpenseSchedule

**Name:** ABLE INC

**EIN:** 45-0379352

### Expenses Directly Connected with Debt-Financed Income

Property line number from Schedule A	Expense Descriptions	Expense Amounts	Property Total	Percent allocable to debt-financed income	Expenses directly connected allocable to debt-financed income (Total multiplied by Allocable percent)
A	SALARIES	11,829	165,909		
	BENEFITS	1,457			
	INSURANCE	13,215			
	REPAIRS AND MAINTENANCE	37,664			
	UTILITIES	41,509			
	INTEREST	30,257			
	SUPPLIES	1,507			
	PROFESIONAL FEES	1,521			
	TELEPHONE	902			
	REAL ESTATE TAXES	25,070			
	PAYROLL TAXES	978			

**Total expenses directly connected allocable to debt-financed income:** 165,909

**TY 2020 StraightlineDepreciationSch****Name:** ABLE INC**EIN:** 45-0379352**Total allowable depreciation****expense:** 79,546

Property line number from Schedule A	Cost - salvage value	Year acquired	Useful life - years	Years remaining	Annual depreciation expense	Allowable depreciation expense
A					79,546	79,546

**SCHEDULE A  
(Form 990-T)**

**Unrelated Business Taxable Income  
From an Unrelated Trade or Business**

OMB No. 1545-0047

**2020**

Department of the Treasury  
Internal Revenue Service

▶ Go to [www.irs.gov/Form990T](http://www.irs.gov/Form990T) for instructions and the latest information.  
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Open to Public Inspection for  
501(c)(3) Organizations Only

**A** Name of the organization  
ABLE INC

**B** Employer identification number  
45-0379352

**C** Unrelated business activity code (see instructions) ▶ 531120

**D** Sequence: 1 of 1

**E** Describe the unrelated trade or business ▶ RENTAL OF DEBT-FINANCED SPACE

Part I Unrelated Trade or Business Income		(A) Income	(B) Expenses	(C) Net
<b>1a</b> Gross receipts or sales				
<b>b</b> Less returns and allowances	<b>c</b> Balance ▶	<b>1c</b>		
<b>2</b> Cost of goods sold (Part III, line 8)		<b>2</b>		
<b>3</b> Gross Profit. Subtract line 2 from line 1c		<b>3</b>		
<b>4a</b> Capital gain net income (attach Sch D (Form 1041 or Form 1120)) (see instructions)		<b>4a</b>		
<b>b</b> Net gain (loss) (Form 4797) (attach Form 4797) (see instructions)		<b>4b</b>		
<b>c</b> Capital loss deduction for trusts		<b>4c</b>		
<b>5</b> Income (loss) from a partnership or an S corporation (attach statement)		<b>5</b>		
<b>6</b> Rent income (Part IV)		<b>6</b> 0	0	
<b>7</b> Unrelated debt-financed income (Part V)		<b>7</b> 276,133	155,913	120,220
<b>8</b> Interest, annuities, royalties, and rents from a controlled organization (Part VI)		<b>8</b> 0	0	
<b>9</b> Investment income of section 501(c)(7), (9), or (17) organizations (Part VII)		<b>9</b> 0	0	
<b>10</b> Exploited exempt activity income (Part VIII)		<b>10</b>		
<b>11</b> Advertising income (Part IX)		<b>11</b> 0	0	
<b>12</b> Other income (see instructions; attach statement)		<b>12</b>		
<b>13 Total.</b> Combine lines 3 through 12		<b>13</b> 276,133	155,913	120,220

**Part II Deductions Not Taken Elsewhere** (See instructions for limitations on deductions) Deductions must be directly connected with the unrelated business income

<b>1</b> Compensation of officers, directors, and trustees (Part X)	<b>1</b>	0
<b>2</b> Salaries and wages	<b>2</b>	
<b>3</b> Repairs and maintenance	<b>3</b>	
<b>4</b> Bad debts	<b>4</b>	
<b>5</b> Interest (attach statement) (see instructions)	<b>5</b>	
<b>6</b> Taxes and licenses	<b>6</b>	
<b>7</b> Depreciation (attach Form 4562) (see instructions)	<b>7</b>	
<b>8</b> Less depreciation claimed in Part III and elsewhere on return	<b>8a</b>	<b>8b</b>
<b>9</b> Depletion	<b>9</b>	
<b>10</b> Contributions to deferred compensation plans	<b>10</b>	
<b>11</b> Employee benefit programs	<b>11</b>	
<b>12</b> Excess exempt expenses (Part VIII)	<b>12</b>	
<b>13</b> Excess readership costs (Part IX)	<b>13</b>	0
<b>14</b> Other deductions (attach statement)	<b>14</b>	
<b>15 Total deductions.</b> Add lines 1 through 14	<b>15</b>	0
<b>16</b> Unrelated business income before net operating loss deduction. Subtract line 15 from Part I, line 13, column (C)	<b>16</b>	120,220
<b>17</b> Deduction for net operating loss (see instructions)	<b>17</b>	0
<b>18 Unrelated business taxable income.</b> Subtract line 17 from line 16	<b>18</b>	120,220

**Part III Cost of Goods Sold** Enter method of inventory valuation ▶

<b>1</b> Inventory at beginning of year . . . . .	<b>1</b>	
<b>2</b> Purchases . . . . .	<b>2</b>	
<b>3</b> Cost of labor . . . . .	<b>3</b>	
<b>4</b> Additional section 263A costs (attach statement) . . . . .	<b>4</b>	
<b>5</b> Other costs (attach statement) . . . . .	<b>5</b>	
<b>6 Total.</b> Add lines 1 through 5 . . . . .	<b>6</b>	
<b>7</b> Inventory at end of year . . . . .	<b>7</b>	
<b>8 Cost of goods sold.</b> Subtract line 7 from line 6. Enter here and in Part I, line 2 . . . . .	<b>8</b>	
<b>9</b> Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization? <input type="checkbox"/> Yes <input type="checkbox"/> No		

**Part IV Rent Income (From Real Property and Personal Property Leased with Real Property)**

**1** Description of property (property street address, city, state, ZIP code). Check if a dual-use (see instructions)

**A**  \_\_\_\_\_

**B**  \_\_\_\_\_

**C**  \_\_\_\_\_

**D**  \_\_\_\_\_

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>2</b> Rent received or accrued				
<b>a</b> From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%) . . . . .				
<b>b</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) . . . . .				
<b>c</b> Total rents received or accrued by property. Add lines 2a and 2b, columns A through D . . . . .				
<b>3</b> Total rents received or accrued. Add line 2c columns A through D. Enter here and on Part I, line 6, column (A) . . . . .	▶ 0			
<b>4</b> Deductions directly connected with the income in lines 2(a) and 2(b) (attach statement) . . . . .				
<b>5 Total deductions.</b> Add line 4 columns A through D. Enter here and on Part I, line 6, column (B) . . . . .	▶ 0			

**Part V Unrelated Debt-Financed Income** (see instructions)


**1** Description of debt-financed property (property street address, city, state, ZIP code). Check if a dual-use (see instructions)

**A**  1173 3RD AVE  
DICKINSON, ND 58601

**B**  \_\_\_\_\_

**C**  \_\_\_\_\_

**D**  \_\_\_\_\_

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>2</b> Gross income from or allocable to debt-financed property . . . . .	434,718			
<b>3</b> Deductions directly connected with or allocable to debt-financed property				
<b>a</b> Straight line depreciation (attach statement)  . . . . .	79,546			
<b>b</b> Other deductions (attach statement) . . . . .	165,909			
<b>c</b> Total deductions (add lines 3a and 3b, columns A through D) . . . . .	245,455			
<b>4</b> Amount of average acquisition debt on or allocable to debt-financed property (attach statement) . . . . .	1,227,881			
<b>5</b> Average adjusted basis of or allocable to debt-financed property (attach statement) . . . . .	1,933,049			
<b>6</b> Divide line 4 by line 5 . . . . .	63.520 %			
<b>7</b> Gross income reportable. Multiply line 2 by line 6 . . . . .	276,133			
<b>8 Total gross income.</b> (add line 7, columns A through D). Enter here and on Part I, line 7, column (A) . . . . .	▶ 276,133			
<b>9</b> Allocable deductions. Multiply line 3c by line 6 . . . . .	155,913			
<b>10 Total allocable deductions.</b> Add line 9, columns A through D. Enter here and on Part I, line 7, column (B) . . . . .	▶ 155,913			
<b>11 Total dividends-received deductions</b> included in line 10 . . . . .	▶ 0			



**Part VI 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)				
<b>Totals</b> . . . . . ▶			Add columns 5 and 10. Enter here and on Part I, line 8, column (A)	Add columns 6 and 11. Enter here and on Part I, line 8, column (B)

0 0

**Part VII 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 statement)	4. Set-asides (attach statement)	5. Total deductions and set-asides (add columns 3 and 4)
(1)				
(2)				
(3)				
(4)				
<b>Totals</b> . . . . . ▶		Add amounts in column 2. Enter here and on Part I, line 9, column (A)		Add amounts in column 5. Enter here and on Part I, line 9, column (B)

0 0

**Part VIII Exploited Exempt Activity Income, Other Than Advertising Income** (see instructions)

1 Description of exploited activity: _____	2	
2 Gross unrelated business income from trade or business. Enter here and on Part I, line 10, column (A) . . .	3	
3 Expenses directly connected with production of unrelated business income. Enter here and on Part I, line 10, column (B) . . . . .	4	
4 Net income (loss) from unrelated trade or business. Subtract line 3 from line 2. If a gain, complete lines 5 through 7 . . . . .	5	
5 Gross income from activity that is not unrelated business income . . . . .	6	
6 Expenses attributable to income entered on line 5 . . . . .	7	
7 Excess exempt expenses. Subtract line 5 from line 6, but do not enter more than the amount on line 4. Enter here and on Part II, line 12 . . . . .		

**Part IX Advertising Income**

**1** Name(s) of periodical(s). Check box if reporting two or more periodicals on a consolidated basis.

- A**  \_\_\_\_\_
- B**  \_\_\_\_\_
- C**  \_\_\_\_\_
- D**  \_\_\_\_\_

Enter amounts for each periodical listed above in the corresponding column.

	A	B	C	D
<b>2</b> Gross advertising income . . . . .				
<b>a</b> Add columns A through D. Enter here and on Part I, line 11, column (A) . . . . . ▶				0
<b>3</b> Direct Advertising costs by periodical . . . . .				
<b>a</b> Add columns A through D. Enter here and on Part I, line 11, column (B) . . . . . ▶				0
<b>4</b> Advertising gain (loss). Subtract line 3 from line 2. For any column in line 4 showing a gain, complete lines 5 through 8. For any column in line 4 showing a loss or zero, do not complete lines 5 through 7, and enter zero on line 8 . . . . .				
<b>5</b> Readership costs . . . . .				
<b>6</b> Circulation income . . . . .				
<b>7</b> Excess readership costs. If line 6 is less than line 5, subtract line 6 from line 5. If line 5 is less than line 6, enter zero . . . . .				
<b>8</b> Excess readership costs allowed as a deduction. For each column showing a gain on line 4, enter the lesser of line 4 or line 7 . . . . .				
<b>a</b> Add line 8, columns A through D. Enter the greater of the columns total or zero here and on Part II, line 13 . . . ▶				0

**Part X Compensation of Officers, Directors, and Trustees** (see instructions)

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

**Part XI Supplemental Information** (see instructions)

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