SPRT | SPAIN PRICE READER & THOMPSON, P.C.
ACCOUNTANTS & BUSINESS CONSULTANTS

AUGUST 19, 2026

MCGUYER INVESTMENTS, LTD
314 SHADYWOOD ROAD
HOUSTON, TX 77057

RE: RAPHA CAPITAL INVESTMENT XIII, LLC

DEAR MEMBER:

ATTACHED IS YOUR COPY OF THE 2025 PARTNERSHIP FORM 1065 SCHEDULE K-1 PACKAGE. THIS SUMMARIZES YOUR INFORMATION FROM THE PARTNERSHIP. THIS INFORMATION HAS BEEN PROVIDED TO THE INTERNAL REVENUE SERVICE WITH THE U.S. PARTNERSHIP RETURN OF INCOME, FORM 1065.

THE INFORMATION PROVIDED ON THIS SCHEDULE SHOULD BE ENTERED ON YOUR TAX RETURN IN ACCORDANCE WITH THE SCHEDULE K-1 INSTRUCTIONS. IF YOUR RETURN WILL BE PREPARED BY YOUR ACCOUNTANT OR ATTORNEY, YOU SHOULD PROVIDE A COPY OF THIS SCHEDULE TO THE PREPARER WITH YOUR OTHER TAX INFORMATION.

WE THANK YOU FOR THE OPPORTUNITY TO SERVE YOU.

VERY TRULY YOURS,

SPAIN, PRICE, READER & THOMPSON, P.C.

651123

**Schedule K-1 (Form 1065)**
Department of the Treasury
Internal Revenue Service

**2025**
For calendar year 2025, or tax year
beginning _____ ending _____

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

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

See separate instructions.

### Part I Information About the Partnership

**A** Partnership's employer identification number
85-3500826

**B** Partnership's name, address, city, state, and ZIP code

RAPHA CAPITAL INVESTMENT XIII, LLC
9511 COLLINS AVENUE #1403
SURFSIDE, FL 33154

**C** IRS center where partnership filed return:
E-FILE

**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.)
**-***6500

**F** Name, address, city, state, and ZIP code for partner entered in E. See instructions.

MCGUYER INVESTMENTS, LTD
314 SHADYWOOD ROAD
HOUSTON, TX 77057

**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? PARTNERSHIP

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

**J** Partner's share of profit, loss, and capital:

| | Beginning | Ending |
|---|---|---|
| Profit | 33.3333334 % | 43.5548732 % |
| Loss | 33.3333334 % | 43.5548732 % |
| Capital | 33.3333334 % | 43.5548732 % |

Check if decrease is due to:
☐ Sale or ☐ Exchange of partnership interest. See instructions.

**K1** Partner's share of liabilities:

| | Beginning | Ending |
|---|---|---|
| Nonrecourse | $ | $ |
| Qualified nonrecourse financing | $ | $ |
| Recourse | $ 0. | $ 0. |

**K2** ☐ Check this box if Item K-1 includes liability amounts from lower-tier partnerships

**K3** ☐ Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions

**L** Partner's Capital Account Analysis

| | |
|---|---|
| **Beginning capital account** | $ 4,205,890. |
| Capital contributed during the year | $ 3,539,000. |
| Current year net income (loss) | $ -1,807. |
| Other increase (decrease) (attach explanation) | $ |
| Withdrawals and distributions | $( ) |
| **Ending capital account** | $ 7,743,083. |

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

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

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

| | | | |
|---|---|---|---|
| 1 Ordinary business income (loss) | 0. | 14 Self-employment earnings (loss) | A 0. |
| 2 Net rental real estate income (loss) | | 15 Credits | |
| 3 Other net rental income (loss) | | | |
| 4a Guaranteed payments for services | | 16 Schedule K-3 is attached if checked ☐ | |
| 4b Guaranteed payments for capital | | 17 Alternative min tax (AMT) items | |
| 4c Total guaranteed payments | | | |
| 5 Interest income | | 18 Tax-exempt income and nondeductible expenses | |
| 6a Ordinary dividends | | | |
| 6b Qualified dividends | | | |
| 6c Dividend equivalents | | 19 Distributions | |
| 7 Royalties | | 20 Other information | B 900. |
| 8 Net short-term capital gain (loss) | | | |
| 9a Net long-term capital gain (loss) | | | |
| 9b Collectibles (28%) gain (loss) | | | |
| 9c Unrecaptured section 1250 gain | | | |
| 10 Net section 1231 gain (loss) | | | |
| 11 Other income (loss) | | | |
| 12 Section 179 deduction | | 21 Foreign taxes paid or accrued | |
| 13 Other deductions | L * 900<br>ZZ * STMT | | |

22 ☐ More than one activity for at-risk purposes*
23 ☐ More than one activity for passive activity purposes*

*See attached statement for additional information.

For IRS Use Only

SCHEDULE K-1 OTHER PORTFOLIO DEDUCTIONS, BOX 13, CODE L

| DESCRIPTION | PARTNER FILING INSTRUCTIONS | AMOUNT |
|---|---|---|
| PORTFOLIO AMORTIZATION | SEE IRS SCH. K-1 INSTRUCTIONS | 900. |
| TOTAL TO SCHEDULE K-1, BOX 13, CODE L | | 900. |

SCHEDULE K-1 OTHER DEDUCTIONS, BOX 13, CODE ZZ

| DESCRIPTION | PARTNER FILING INSTRUCTIONS | AMOUNT |
|---|---|---|
| BANK SERVICE CHARGES | | 58. |
| BUSINESS LICENSES AND PERMITS | | 173. |
| PROFESSIONAL FEES:LEGAL | | 292. |
| PROFESSIONAL FEES:TAX AND CPA | | 384. |
| TOTAL TO SCHEDULE K-1, BOX 13, CODE ZZ | | 907. |

SCHEDULE K-1 CURRENT YEAR NET INCOME (LOSS) AND OTHER INCREASES(DECREASES)

| DESCRIPTION | AMOUNT | TOTALS |
|---|---|---|
| PORTFOLIO DEDUCTIONS | -900. | |
| OTHER DEDUCTIONS | -907. | |
| SCHEDULE K-1 DEDUCTIONS SUBTOTAL | | -1,807. |
| NET INCOME (LOSS) PER SCHEDULE K-1 | | -1,807. |

SCHEDULE K-1 SCHEDULE K-3 NOTIFICATION

THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

## List of Codes for Schedule K-1 (Form 1065)

| Box Number | |
|---|---|
| 11. Other income (loss) | |
| | Code A. Other portfolio income (loss) |
| | Code B. Involuntary conversions |
| | Code C. Section 1256 contracts and straddles |
| | Code D. Mining exploration costs recapture |
| | Code E. Cancellation of debt |
| | Code F. Section 743(b) positive income adjustments |
| | Codes G and H Reserved for future use |
| | Code I. Gain (loss) from disposition of oil, gas, geothermal, or other mineral properties (section 59(e)) |
| | Code J. Recoveries of tax benefit items |
| | Code K. Gambling gains and losses |
| | Code L. Any income, gain, or loss to the partnership from a distribution under section 751(b) |
| | Code M. Gain eligible for section 1045 rollover (replacement stock purchased by partnership) |
| | Code N. Gain eligible for section 1045 rollover (replacement stock not purchased by the partnership) |
| | Code O. Sale or exchange of QSB stock with section 1202 exclusion |
| | Code P. Gain or loss on disposition of farm recapture property and other items to which section 1252 applies |
| | Code Q. Gain or loss on Fannie Mae or Freddie Mac qualified preferred stock |
| | Code R. Specially allocated ordinary gain (loss) |
| | Code S. Non-portfolio capital gain (loss) |
| | Codes T through X. Reserved for future use |
| | Code ZZ. Other |
| 13. Other deductions | |
| | Code A. Cash contributions (60%) |
| | Code B. Cash contributions (30%) |
| | Code C. Noncash contributions (50%) |
| | Code D. Noncash contributions (30%) |
| | Code E. Capital gain property to a 50% organization (30%) |
| | Code F. Capital gain property (20%) |
| | Code G. Contributions (100%) |
| | Code H. Investment interest expense |
| | Code I. Deductions-royalty income |
| | Code J. Section 59(e)(2) expenditures |
| | Code K. Excess business interest expense (EBIE) |
| | Code L. Deductions-portfolio income (other) |
| | Code M. Amounts paid for medical insurance |
| | Code N. Educational assistance benefits |
| | Code O. Dependent care benefits |
| | Code P. Preproductive period expenses |
| | Code Q. Reserved for future use |
| | Code R. Pensions and IRAs |
| | Code S. Reforestation expense deduction |
| | Codes T through U. Reserved for future use |
| | Code V. Section 743(b) negative income adjustments |
| | Code W. Soil and water conservation |
| | Code X. Qualified film, television, theatrical, and sound recording production expenses |
| | Code Y. Expenditures for removal of barriers |
| | Code Z. Itemized deductions |
| | Code AA. Contributions to a capital construction fund (CCF) |
| | Code AB. Penalty on early withdrawal of savings |
| | Code AC. Interest expense allocated to debt-financed distributions |
| | Code AD. Interest expense on working interest in oil or gas |
| | Code AE. Deductions-portfolio income |
| | Codes AF through AJ. Reserved for future use |
| | Code ZZ. Other |
| 14. Self-employment earnings (loss) | |
| | **Note:** If you have a section 179 deduction or any partner-level deductions, see page 21 before completing Schedule SE (Form 1040). |

| Box Number | |
|---|---|
| | Code A. Net earnings (loss) from self-employment |
| | Code B. Gross farming or fishing income |
| | Code C. Gross nonfarm income |
| 15. Credits | |
| | Code A. Zero-emission nuclear power production credit |
| | Code B. Credit for production from advanced nuclear power facilities |
| | Code C. Low-income housing credit (section 42(j)(5)) from post-2007 buildings |
| | Code D. Low-income housing credit (other) from post-2007 buildings |
| | Code E. Qualified rehabilitation expenditures (rental real estate) |
| | Code F. Other rental real estate credits |
| | Code G. Other rental credits |
| | Code H. Undistributed capital gains credit |
| | Code I. Biofuel producer credit |
| | Code J. Work opportunity credit |
| | Code K. Disabled access credit |
| | Code L. Empowerment zone employment credit |
| | Code M. Credit for increasing research activities |
| | Code N. Credit for employer social security and Medicare taxes |
| | Code O. Backup withholding |
| | Code P. Unused investment credit from the qualifying advanced coal project credit or qualifying gasification project credit allocated from cooperatives |
| | Code Q. Unused investment credit from the qualifying advanced energy project credit allocated from cooperatives |
| | Code R. Unused investment credit from the advanced manufacturing investment credit allocated from cooperatives |
| | Code S. Unused investment credit from the clean electricity investment credit allocated from cooperatives |
| | Code T. Unused investment credit from the energy credit allocated from cooperatives |
| | Code U. Unused investment credit from the rehabilitation credit allocated from cooperatives |
| | Code V. Advanced manufacturing production credit |
| | Code W. Clean electricity production credit |
| | Code X. Clean fuel production credit |
| | Code Y. Clean hydrogen production credit |
| | Code Z. Orphan drug credit |
| | Code AA. Enhanced oil recovery credit |
| | Code AB. Renewable electricity production credit |
| | Code AC. Biodiesel, renewable diesel, or sustainable aviation fuels credit |
| | Code AD. New markets credit |
| | Code AE. Small employer pension plan startup costs credit and contributions credit |
| | Code AF. Small employer auto-enrollment credit |
| | Code AG. Small employer military spouse participation credit |
| | Code AH. Credit for employer-provided childcare facilities and services |
| | Code AI. Low sulfur diesel fuel production credit |
| | Code AJ. Qualified railroad track maintenance credit |
| | Code AK. Credit for oil and gas production from marginal wells |
| | Code AL. Distilled spirits credit |
| | Code AM. Energy efficient home credit |
| | Code AN. Reserved for future use |
| | Code AO. Alternative fuel vehicle refueling property credit |
| | Code AP. Clean renewable energy bond credit |
| | Code AQ. New clean renewable energy bond credit |
| | Code AR. Qualified energy conservation bond credit |
| | Code AS. Qualified zone academy bond credit |
| | Code AT. Qualified school construction bond credit |
| | Code AU. Build America bond credit |
| | Code AV. Credit for employer differential wage payments |
| | Code AW. Carbon oxide sequestration credit |
| | Code AX. Carbon oxide sequestration credit recapture |
| | Code AY. New clean vehicles credit |
| | Code AZ. Credit for qualified commercial clean vehicles |
| | Code BA. Credit for small employer health insurance premiums |
| | Code BB. Employer credit for paid family and medical leave |
| | Code BC. Eligible credits from transferor(s) under section 6418 |

| Box Number | |
|---|---|
| | Codes BD through BG. Reserved for future use |
| | Code ZZ. Other |
| 17. Alternative minimum tax (AMT) items | |
| | Code A. Post-1986 depreciation adjustment |
| | Code B. Adjusted gain or loss |
| | Code C. Depletion (other than oil & gas) |
| | Code D. Oil, gas, & geothermal-gross income |
| | Code E. Oil, gas, & geothermal-deductions |
| | Code F. Other AMT items |
| 18. Tax-exempt income and nondeductible expenses | |
| | Code A. Tax-exempt interest income |
| | Code B. Other tax-exempt income |
| | Code C. Nondeductible expenses |
| 19. Distributions | |
| | Code A. Cash and marketable securities |
| | Code B. Distribution subject to section 737 |
| | Code C. Other property |
| | Code D. Deemed distributions of money-decreases in partner's share of liabilities |
| | Code E. Reserved for future use |
| | Code F. Distributions of cash or marketable securities for performing services |
| | Code G. Distributions of property other than cash or marketable securities for performing services |
| 20. Other information | |
| | Code A. Investment income |
| | Code B. Investment expenses |
| | Code C. Fuel tax credit information |
| | Code D. Qualified rehabilitation expenditures (other than rental real estate) |
| | Code E. Basis of energy property |
| | Code F. Recapture of low-income housing credit for section 42(j)(5) partnerships |
| | Code G. Recapture of low-income housing credit for other partnerships |
| | Code H. Recapture of investment credit |
| | Code I. Recapture of other credits |
| | Code J. Look-back interest-completed long-term contracts |
| | Code K. Look-back interest-income forecast method |
| | Code L. Dispositions of property with section 179 deductions |
| | Code M. Recapture of section 179 deduction |
| | Code N. Business interest expense (BIE) |
| | Code O. Section 453(l)(3) information |
| | Code P. Section 453A(c) information |
| | Code Q. Section 1260(b) information |
| | Code R. Interest allocable to production expenditures |
| | Code S. Capital construction fund (CCF) nonqualified withdrawals |
| | Code T. Depletion information-oil and gas |
| | Code U. Section 743(b) basis adjustment |
| | Code V. Unrelated business taxable income |
| | Code W. Precontribution gain (loss) |
| | Code X. Payment obligations including guarantees and deficit obligations (DROs) |
| | Code Y. Net investment income (NII) |
| | Code Z. Section 199A information |
| | Code AA. Section 704(c) information |
| | Code AB. Section 751 gain (loss) |
| | Code AC. Section 1(h)(5) collectibles gain |
| | Code AD. Section 1(h)(6) unrecaptured section 1250 gain |
| | Code AE. Excess taxable income |
| | Code AF. Excess business interest income |
| | Code AG. Gross receipts for section 448(c) |
| | Code AH. Noncash charitable contributions |
| | Code AI. Interest and tax on deferred compensation to partners |
| | Code AJ. Excess business loss limitation |
| | Code AK. Gain from mark-to-market election |
| | Code AL. Section 721(c) partnership |

| Box Number | |
|---|---|
| | Code AM. Section 1061 information |
| | Code AN. Farming and fishing business |
| | Code AO. PTP information |
| | Code AP. Inversion gain |
| | Code AQ. Conservation reserve program payments |
| | Code AR. IRA disclosure |
| | Code AS. Qualifying advanced coal project property and qualifying gasification project property |
| | Code AT. Qualifying advanced energy project property |
| | Code AU. Advanced manufacturing investment property |
| | Code AV. Clean electricity investment property |
| | Code AW. Reportable transactions |
| | Code AX. Corporate alternative minimum tax (CAMT) |
| | Code AY. Foreign partners, Form 8990, Schedule A |
| | Code AZ. Reimbursement of preformation expenditures |
| | Codes BA through BD. Reserved for future use |
| | Code ZZ. Other |

# Partner Basis Worksheet

Partner Number: 3
Partner Name: MCGUYER INVESTMENTS, LTD
Partner ID Number: **-***6500
Ownership Percentage: 43.5549%

Partnership Name: RAPHA CAPITAL INVESTMENT XIII, LLC
Partnership ID Number: 85-3500826
Year Ended: DECEMBER 31, 2025

| | | |
|---|---|---|
| **Increases:** | | |
| 1. Adjusted basis at the end of the prior year (not less than zero) | 1. | 4,205,890. |
| 2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero) | 2. | 3,539,000. |
| 3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share) | 3. | |
| a. Less: Liabilities included in line 1 above (prior year Item K) | 3a. | |
| 4. Items of income or gain this year including tax-exempt income | | |
| a. Ordinary business income | a. | |
| b. Net rental real estate income | b. | |
| c. Other net rental income | c. | |
| d. Interest income | d. | |
| e. Ordinary dividends and dividend equivalents | e. | |
| g. Royalties | g. | |
| h. Net short-term capital gain | h. | |
| i. Net long-term capital gain | i. | |
| j. Net gain under Section 1231 | j. | |
| k. Other income | k. | |
| l. Tax-exempt income | l. | |
| m. Other increases: | m. | |
| n. Business interest expense (BIE) (reported as a positive amount) | n. | |
| Total income and gain (Add 4(a) through 4(n) | 4. | |
| 5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities) | 5. | |
| 6. Depletion (other than oil and gas) in excess of basis | 6. | |
| Total increases (Add lines 2 through 6) | | 3,539,000. |
| **Decreases:** | | |
| 7. Withdrawals and distributions during the year | 7. | |
| 8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share) | 8. | |
| a. Less: Liabilities included in line 1 above (prior year Item K) | 8a. | |
| 9. Nondeductible expenses | 9. | |
| 10. Partnership losses and deductions: | | |
| a. Ordinary business (loss) | a. | |
| b. Net rental real estate (loss) | b. | |
| c. Other net rental (loss) | c. | |
| d. Net short-term capital (loss) | d. | |
| e. Net long-term capital (loss) | e. | |
| f. Net loss under Section 1231 | f. | |
| g. Other deductions | g. | 1,807. |
| h. Charitable contributions | h. | |
| i. Section 179 deduction | i. | |
| j. Foreign taxes paid or accrued | j. | |
| k. Other decreases: | k. | |
| l. Disallowed prior year's losses and deductions and business interest expense (BIE) | l. | |
| 11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property) | 11. | |
| Total decreases (Add 10(a) through 10(k) and line 11) | | 1,807. |
| 12. Adjusted Basis of partnership interest (If less than zero, enter zero) | 12. | 7,743,083. |
| **Gain on Distributions:** | | |
| 13. a. Total distributions | a. | |
| b. Less: basis before distributions and allocable loss | b. | |
| c. Gain on distribution | c. | |
| **Carryover:** | | |
| 14. a. Prior year loss | a. | |
| b. Add: Losses and deductions this year | b. | 1,807. |
| c. Less: Applied this year | c. | 7,744,890. |
| d. End of year (not less than 0) | d. | 0. |

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02-04-26

# Allocation of Losses and Deductions

Partner Number: 3
Partner Name: MCGUYER INVESTMENTS, LTD

Year Ended: DECEMBER 31, 2025
Partner ID Number: **-***6500

| | (a) Beginning of Year and Current Year Losses and Deductions | (b) % | (c) Allowable Losses and Deductions in Current Year | (d) Disallowed Losses and Deductions (Carryover to Next Year) |
|---|---|---|---|---|
| Ordinary business (loss) | | | | |
| Net rental real estate (loss) | | | | |
| Other net rental (loss) | | | | |
| Net short-term capital (loss) | | | | |
| Net long-term capital (loss) | | | | |
| Net loss under Section 1231 | | | | |
| Other deductions | 1,807. | 100.000000 | 1,807. | |
| Charitable contributions | | | | |
| Section 179 deduction | | | | |
| Foreign taxes paid or accrued | | | | |
| Business Interest Expense (BIE) | | | | |
| Excess business interest expense (EBIE) | | | | |
| Other decreases | | | | |
| Total deductible losses and deductions | 1,807. | 100.000000 | 1,807. | |
| Nondeductible expenses | | | | |
| Oil and gas depletion | | | | |
| Total nondeductible expenses and oil and gas depletion | | | | |
| Totals | 1,807. | | 1,807. | |

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12-15-25