

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF IOWA

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name Darin Beck Properties, LTD

2. All other names debtor used in the last 8 years Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 42-1459993

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 6027 University Ave., Ste 100 Cedar Falls, IA 50613 Black Hawk County

5. Debtor's website (URL)

6. Type of debtor Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) Partnership (excluding LLP) Other. Specify:

Debtor **Darin Beck Properties, LTD**
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor _____	Relationship _____
District _____	When _____ Case number, if known _____

Debtor **Darin Beck Properties, LTD**
Name

Case number (if known)

11. Why is the case filed in this district?

Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

- | | | |
|------------------------------------------|----------------------------------------|--------------------------------------------|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

15. Estimated Assets

- | | | |
|--------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> \$0 - \$50,000 | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities

- | | | |
|--------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> \$0 - \$50,000 | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

Debtor **Darin Beck Properties, LTD**
Name Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **August 21, 2017**
MM / DD / YYYY

X /s/ Darin Beck
Signature of authorized representative of debtor

Title **President**

Darin Beck
Printed name

18. Signature of attorney

X /s/ Joseph A. Peiffer
Signature of attorney for debtor

Date **August 21, 2017**
MM / DD / YYYY

Joseph A. Peiffer
Printed name

Peiffer Law Office, PC
Firm name

PO Box 11425
Cedar Rapids, IA 52410
Number, Street, City, State & ZIP Code

Contact phone **319-363-1641** Email address

AT0006160
Bar number and State

Fill in this information to identify the case:

Debtor name Darin Beck Properties, LTD
 United States Bankruptcy Court for the: NORTHERN DISTRICT OF IOWA
 Case number (if known): _____

Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Blackhawk Automatic Sprinklers PO Box 998 Cedar Falls, IA 50613	800-232-7721	Sprinkler systems				\$7,550.00
Midtown Development, LLC 501 Sycamore St., Suite 710 Waterloo, IA 50703		314-316 Main Street, Cedar Falls, IA 50613; 6027 University Avenue, Cedar Falls, IA 50613; 3295 University Avenue, Cedar Falls, IA 50701 See attached		\$1,369,450.83	\$4,890,000.00	\$1,050,628.34
State of Iowa c/o Black Hawk County Clerk of Court 316 E. 5th St. Waterloo, IA 50704		Court costs owed in case no. LACV116989 in the Iowa District Court in and for Black Hawk County		\$290.00	\$4,890,000.00	\$290.00

John Waters
Collections Section, 3rd Floor
Department of Revenue and Finance
PO Box 10457
Des Moines, IA 50306

Internal Revenue Service
P. O. Box 7346
Philadelphia, PA 19101-7346

Barmuda Distribution, LLC
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Barmuda MMC, LLC
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Beck Entertainment, Inc.
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Beck's Sports Brewery, LLC
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Big Winds CR, Inc.
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Big Winds WDM, Inc.
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Big Winds, Inc.
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Black Hawk County Attorney
County Courthouse
Room B-1
316 East 5th Street
Waterloo, IA 50703

Black Hawk County Treasurer
316 E. 5th St.
Waterloo, IA 50703

Blackhawk Automatic Sprinklers
PO Box 998
Cedar Falls, IA 50613

Bourbon Street Bar & Grill, Inc.
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Bourbon Street Bar & Grill, Inc.
312-314 Main St.
Cedar Falls, IA 50613

Bourbon Street Bar & Grill, Inc.
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Bourbon Street Restaurant, LLC
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Catherine Denise Beck
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Darin Beck
6027 University Ave.
Cedar Falls, IA 50613

Darin E. Beck
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

ENRG, Inc.
6027 University Ave.
Suite 200
Cedar Falls, IA 50613

ENRG, Inc.
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Gregory Usher
526 2nd Ave. SE
Cedar Rapids, IA 52401

Iowa Attorney General
2nd Floor, Hoover State Offc Bldg
1305 E. Walnut
Des Moines, IA 50319

Joker's, Inc.
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Jokers, Inc.
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Lark Brewing Co.
3295 University Ave.
Waterloo, IA 50701

Lark Brewing Company
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Lincoln Savings Bank
242 Tower Park
Waterloo, IA 50701

Midtown Development, LLC
501 Sycamore St., Suite 710
Waterloo, IA 50703

Park Place Hospitality, LLC
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Soho Sushi Bar & Deli, Inc.
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

State of Iowa
c/o Black Hawk County Clerk of Court
316 E. 5th St.
Waterloo, IA 50704

That's What She Said
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

Thomas Flynn
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266

Thomas Verhulst
620 Lafayette St.
PO Box 178
Waterloo, IA 50704-0178

Voodoo Lounge, LLC
6027 University Ave., Ste. 100
Cedar Falls, IA 50613

**United States Bankruptcy Court
Northern District of Iowa**

In re **Darin Beck Properties, LTD**

Debtor(s)

Case No.

Chapter **11**

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Darin Beck Properties, LTD** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

None [*Check if applicable*]

August 21, 2017

Date

/s/ Joseph A. Peiffer

Joseph A. Peiffer AT0006160

Signature of Attorney or Litigant

Counsel for **Darin Beck Properties, LTD**

Peiffer Law Office, PC

PO Box 11425

Cedar Rapids, IA 52410

319-363-1641 Fax:319-200-2059