UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-Q

[X] QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended September 30, 2002

OR

[ ] TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

Commission File Number 0-11655

NTS-PROPERTIES IV

Incorporated pursuant to the Laws of the State of Kentucky

Internal Revenue Service - Employer Identification No. 61-1026356

10172 Linn Station Road, Louisville, Kentucky 40223

(502) 426-4800

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports) and (2) has been subject to such filing requirements for the past 90 days. Yes [X] No [ ]

TABLE OF CONTENTS

PART I

PART II

PART I - FINANCIAL INFORMATION
Item 1 - Financial Statements

NTS-PROPERTIES IV
BALANCE SHEETS

		As of September 30, 2002		As of December 31, 2001*
		(UNAUDITED)		
ASSETS				
Cash and equivalents	$	361,447	$	462,107
Cash and equivalents - restricted		103,560		27,757
Accounts receivable		120,249		143,553
Land, buildings and amenities, net		6,289,886		6,561,375
Investment in and advances to joint ventures		1,068,523		952,413
Other assets		149,028		172,924
TOTAL ASSETS	$	8,092,693	$	8,320,129
LIABILITIES AND PARTNERS' EQUITY				
Mortgages and note payable	$	3,932,494	$	4,356,152
Accounts payable		112,831		111,790
Security deposits		32,481		29,931
Other liabilities		176,005		38,061
TOTAL LIABILITIES		4,253,811		4,535,934
COMMITMENTS AND CONTINGENCIES (Note 11)				
PARTNERS' EQUITY		3,838,882		3,784,195
TOTAL LIABILITIES AND PARTNERS' EQUITY	$	8,092,693	$	8,320,129

STATEMENT OF PARTNERS' EQUITY
(UNAUDITED)

		Limited Partners		General Partner		Total
PARTNERS' EQUITY/(DEFICIT)						
Capital contributions net of offering costs	$	25,834,899	$	--	$	25,834,899
Net income - prior years		725,120		7,326		732,446
Net income - current year		54,138		547		54,685
Cash distributions declared to date		(21,586,280)		(218,253)		(21,804,533)
Repurchase of limited partnership Interests		(978,615)		--		(978,615)
BALANCES AT SEPTEMBER 30, 2002	$	4,049,262	$	(210,380)	$	3,838,882

* Reference is made to the audited financial statements in the Annual Report on Form 10-K as filed with the Securities and Exchange Commission on April 1, 2002.

The accompanying notes to financial statements are an integral part of these statements.

NTS-PROPERTIES IV
STATEMENTS OF OPERATIONS
(UNAUDITED)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2002	2001	2002	2001
REVENUES				
Rental income	$ 606,530	$ 583,224	$ 1,767,466	$ 1,783,083
Income from investment in joint ventures	14,358	16,701	54,091	45,211
Interest and other income	2,538	5,435	7,255	17,109
Gain on sale of assets	249	--	498	--
TOTAL REVENUES	623,675	605,360	1,829,310	1,845,403
EXPENSES				
Operating expenses	133,695	140,182	406,889	443,608
Operating expenses - affiliated	102,756	102,905	310,560	305,375
Loss on disposal of assets	--	--	51,268	2,138
Interest expense	76,625	87,981	238,556	271,492
Management fees	35,230	32,964	100,197	99,753
Real estate taxes	30,788	33,944	92,363	91,250
Professional and administrative expenses	38,856	30,334	96,963	106,328
Professional and administrative expenses - affiliated	33,007	41,108	103,641	119,724
Depreciation and amortization	125,680	121,203	374,188	365,494
TOTAL EXPENSES	576,637	590,621	1,774,625	1,805,162
Net income	$ 47,038	$ 14,739	$ 54,685	$ 40,241
Net income allocated to the limited partners	$ 46,568	$ 14,592	$ 54,138	$ 39,839
Net income per limited partnership Interest	$ 1.93	$ 0.61	$ 2.25	$ 1.65
Weighted average number of limited partnership Interests	24,109	24,109	24,109	24,109

The accompanying notes to financial statements are an integral part of these statements.

NTS-PROPERTIES IV
STATEMENTS OF CASH FLOWS
(UNAUDITED)

	Nine Months Ended September 30, 2002	Nine Months Ended September 30, 2001
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	$ 54,685	$ 40,241
Adjustments to reconcile net income to net cash provided by operating activities:		
Loss on disposal of assets	51,268	2,138
Gain on sale of assets	(498)	--
Depreciation and amortization	405,212	396,292
Income from investment in joint ventures	(54,091)	(45,211)
Changes in assets and liabilities:		
Cash and equivalents - restricted	(75,803)	(60,397)
Accounts receivable	23,304	83,385
Other assets	(7,126)	(14,319)
Accounts payable	1,041	52,708
Security deposits	2,550	493
Other liabilities	137,944	109,027
Net cash provided by operating activities	538,486	564,357
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to land, buildings and amenities	(153,967)	(85,230)
Proceeds from sale of land, buildings and amenities	498	--
Investment in and advances to joint ventures	(62,019)	(26,462)
Net cash used in investing activities	(215,488)	(111,692)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from note payable	--	31,742
Principal payments on mortgages and note payable	(423,658)	(386,679)
Net cash used in financing activities	(423,658)	(354,937)
Net (decrease) increase in cash and equivalents	(100,660)	97,728
CASH AND EQUIVALENTS, beginning of period	462,107	389,963
CASH AND EQUIVALENTS, end of period	$ 361,447	$ 487,691
Interest paid on a cash basis	$ 235,588	$ 268,301

The accompanying notes to financial statements are an integral part of these statements.

NTS-PROPERTIES IV
NOTES TO FINANCIAL STATEMENTS

The unaudited financial statements included herein should be read in conjunction with the NTS-Properties IV's (the "Partnership") 2001 Annual Report on Form 10-K as filed with the Securities and Exchange Commission on April 1, 2002. In the opinion of the General Partner, all adjustments (only consisting of normal recurring accruals) necessary for a fair presentation have been made to the accompanying financial statements for the three months and nine months ended September 30, 2002 and 2001. As used in this Quarterly Report on Form 10-Q the terms "we," "us" or "our," as the context requires, may refer to the Partnership or its interests in these properties and joint ventures.

Note 1 - Basis of Presentation and Joint Venture Accounting

The financial statements include the accounts of all wholly-owned properties. Intercompany transactions and balances have been eliminated. Less than 50% owned joint ventures are accounted for under the equity method.

Note 2 - Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in accordance with accounting principles generally accepted in the United States ("GAAP") requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 3 - Concentration of Credit Risk

NTS-Properties IV owns and operates, either wholly or through a joint venture, commercial properties in Louisville, Kentucky and Fort Lauderdale, Florida. In Louisville, Kentucky, one tenant occupies 100% of the Blankenbaker Business Center 1A property. We also own and operate, either wholly or through a joint venture, apartment communities in Louisville, Kentucky and Orlando, Florida.

Our financial instruments that are exposed to concentrations of credit risk consist of cash and equivalents. We maintain our cash accounts primarily with banks located in Kentucky. The total cash balances are insured by the FDIC up to $100,000 per bank account. We may at times, in certain accounts, have deposits in excess of $100,000.

Note 4 - Cash and Equivalents

Cash and equivalents include cash on hand and short-term, highly liquid investments with initial maturities of three months or less. We have a cash management program which provides for the overnight investment of excess cash balances. Per an agreement with a bank, excess cash is invested in a repurchase agreement for U.S. government or agency securities on a nightly basis. As of September 30, 2002, approximately $125,000 of said investment was included in cash and cash equivalents.

Note 5 - Cash and Equivalents - Restricted

Cash and equivalents - restricted represents funds received for residential security deposits and funds escrowed with mortgage companies for property taxes and insurance in accordance with the loan agreements with said mortgage companies.

Note 6 - Basis of Property and Depreciation

Land, buildings and amenities are stated at historical cost, less accumulated depreciation. Costs directly associated with the acquisition, development and construction of a project are capitalized. Depreciation is computed using the straight-line method over the estimated useful lives of the assets which are 5-30 years for land improvements, 3-30 years for buildings and improvements, 3-30 years for amenities and the applicable lease term for tenant improvements. The aggregate cost of our properties for federal tax purposes is approximately $15,414,000.

Statement of Financial Accounting Standards ("SFAS") No. 144, "Accounting for the Impairment or Disposal of Long-Lived Assets," became effective January 1, 2002, and specifies circumstances in which certain long-lived assets must be reviewed for impairment. If such review indicates that the carrying amount of an asset exceeds the sum of its expected future cash flows, the asset's carrying value must be written down to fair value. Application of this standard by management during the period ended September 30, 2002 did not result in an impairment loss.

Note 7 - Investment in Joint Ventures

We own several investments in joint ventures in conjunction with our affiliates. The unconsolidated joint ventures of NTS-Properties IV consist of NTS/Willows Phase II Joint Venture, NTS Sabal Golf Villas Joint Venture, Plainview Point III Joint Venture, Blankenbaker Business Center Joint Venture and Lakeshore/University II Joint Venture described as follows:

- A 9.70% joint venture interest in The Willows of Plainview Phase II, a 144-unit luxury apartment community in Louisville, Kentucky.

- A 3.97% joint venture interest in Golf Brook Apartments, a 195-unit luxury apartment community in Orlando, Florida.

- A 4.96% joint venture interest in Plainview Point III Office Center, an office center with approximately 62,000 net rentable square feet in Louisville, Kentucky.

- A 29.61% joint venture interest in Blankenbaker Business Center 1A , a business center with approximately 50,000 net rentable ground floor square feet and approximately 50,000 net rentable mezzanine square feet in Louisville, Kentucky.

- A 10.92% joint venture interest in the Lakeshore/University II Joint Venture. A description of the properties appears below:

  - Lakeshore Business Center Phase I - a business center with approximately 104,000 net rentable square feet located in Fort Lauderdale, Florida.

  - Lakeshore Business Center Phase II - a business center with approximately 97,000 net rentable square feet located in Fort Lauderdale, Florida.

  - Lakeshore Business Center Phase III - a business center with approximately 39,000 net rentable square feet located in Fort Lauderdale, Florida.

For the three months ended September 30, 2002 and 2001, the unconsolidated joint ventures had total revenues of $2,272,552 and $2,387,127, respectively and net income of $160,718 and $254,333, respectively. For the nine months ended September 30, 2002 and 2001, the unconsolidated joint ventures had total revenues of $6,737,449 and $6,981,608, respectively, and net income of $513,143 and $742,249, respectively.

Note 8 - Tender Offer

On May 10, 2002, ORIG, LLC, ("ORIG") an affiliate of ours, commenced a tender offer to purchase up to 2,000 Interests at a price of $230 per Interest. ORIG had the option to acquire additional Interests on a pro rata basis if more than 2,000 Interests were tendered. The tender offer was scheduled to expire on August 9, 2002.

On July 31, 2002, ORIG amended its tender offer to extend the expiration date from August 9, 2002, to September 9, 2002.

ORIG's tender offer expired September 9, 2002. A total of 1,175 Interests were tendered. ORIG accepted all Interests tendered at a purchase price of $230 per Interest for a total of $270,250. We did not participate in this tender offer.

Detailed information on ORIG's tender offer, including the amendments to the offer and the final results of the offer, is available from the various filings made by ORIG with the Securities and Exchange Commission in connection with the offer.

Note 9 - Mortgages and Note Payable

Mortgages and note payable consist of the following:

	September 30, 2002	December 31, 2001
Mortgage payable to an insurance company, bearing interest at a fixed rate of 8.8%, due October 1, 2004, secured by land and a building.	$ 829,210	$ 1,092,538
Mortgage payable to an insurance company, bearing interest at a fixed rate of 7.15%, due January 5, 2013, secured by land, buildings and amenities.	1,585,851	1,661,672
Mortgage payable to an insurance company, bearing interest at a fixed rate of 7.15%, due January 5, 2013, secured by land, buildings and amenities.	1,509,654	1,581,832
Note payable to a bank, bearing interest the Prime Rate, but no less than 6%, due March 27, 2003. At September 30, 2002, the interest rate was 6.0%.	7,779	20,110
	$ 3,932,494	$ 4,356,152

As of September 30, 2002, the fair value of long-term debt is approximately $4,100,000, based on the borrowing rates currently available to us for loans with similar terms and average maturities.

Note 10 - Related Party Transactions

Pursuant to an agreement with us, NTS Development Company, an affiliate of our General Partner, receives property management fees on a monthly basis. The fees are paid in an amount equal to 5% of the gross revenues from our residential property and 6% of the gross revenues from our commercial properties. Also pursuant to an agreement, NTS Development Company receives a repair and maintenance fee equal to 5.9% of costs incurred which relate to capital improvements. These repair and maintenance fees are capitalized as part of land, buildings and amenities.

We were charged the following amounts from NTS Development Company for the nine months ended September 30, 2002 and 2001. These charges include items which have been expensed as operating expenses - affiliated or professional and administrative expenses - affiliated and items which have been capitalized as other assets or as land, buildings and amenities.

	Nine Months Ended September 30,	
	2002	2001
Property management fees	$ 100,197	$ 99,753
Property management	176,501	167,781
Leasing	81,022	85,639
Administrative - operating	50,048	46,324
Other	2,989	5,631
Total operating expenses - affiliated	310,560	305,375
Professional and administrative expenses - affiliated	103,641	119,724
Repairs and maintenance fee	8,331	2,370
Leasing commissions	10,779	9,776
Construction management	5,287	--
Total related party transactions capitalized	24,397	12,146
Total related party transactions	$ 538,795	$ 536,998

Note 11 - Commitments and Contingencies

We, as an owner of real estate, are subject to various environmental laws of federal, state and local governments. Compliance by us with existing laws has not had a material adverse effect on our financial condition or results of operations. However, we cannot predict the impact of new or changed laws or regulations on our current properties or properties that we may acquire in the future.

On December 12, 2001, three individuals filed an action in the Superior Court of the State of California for the County of Contra Costa against our General Partner, the general partners of four public partnerships affiliated with us and several individuals and entities affiliated with us. The action purports to bring claims on behalf of a class of limited partners based on, among other things, tender offers made by the public partnership and an affiliate of our General Partner. The plaintiffs allege, among other things, that the prices at which Interests were purchased in these tender offers were too low. The plaintiffs are seeking monetary damages and equitable relief, including an order directing the disposition of the properties owned by the public partnerships and the proceeds distributed. Our General Partner believes that this action is without merit, and is vigorously defending it. No amounts have been accrued as a liability for this action in our financial statements at September 30, 2002. Under an indemnification agreement with our General Partner, we are responsible for the costs of the defense of this action. During the nine months ended September 30, 2002, our share of these legal costs was approximately $25,000, which was expensed.

On September 24, 2002, in a lawsuit filed in December 2001 against our General Partner, the general partners of four public partnerships affiliated with us and several individuals and entities affiliated with us, the plaintiffs voluntarily dismissed two of the individuals and one of the entities that had objected to the lawsuit on personal jurisdiction grounds. This dismissal was the result of an agreement under which some defendants agreed not to contest jurisdiction and plaintiffs agreed to dismiss other defendants. For a description of the lawsuit, see Part I, Item 3 of our Annual Report on Form 10-K for the year ended December 31, 2001, filed with the SEC on April 1, 2002. For information on a development in the lawsuit occurring after September 30, 2002, see Part II, Item 5 of this Quarterly Report on Form 10-Q (see Note - 13 Subsequent Event).

We do not believe there is any other litigation threatened against us other than routine litigation arising out of the ordinary course of business, some of which is expected to be covered by insurance, none of which is expected to have a material effect on our financial position or results of operations except as discussed herein.

Note 12 - Segment Reporting

Our reportable operating segments include Residential and Commercial Real Estate Operations. The residential operations represent our ownership and operating results relative to an apartment community known as The Willows of Plainview Phase I. The commercial operations represent our ownership and operating results relative to suburban commercial office space known as Commonwealth Business Center Phase I and Plainview Point Office Center Phases I and II.

The financial information of the operating segments has been prepared using a management approach, which is consistent with the basis and manner in which our management internally reports financial information for the purposes of assisting in making internal operating decisions. Our management evaluates performance based on stand-alone operating segment net income.

	Three Months Ended September 30, 2002		
	Residential	Commercial	Total
Rental income	$ 277,915	$ 328,615	$ 606,530
Interest and other income	688	1,643	2,331
Gain on sale of assets	249	--	249
Total net revenues	$ 278,852	$ 330,258	$ 609,110
Operating expenses and operating expenses - affiliated	$ 131,260	$ 105,191	$ 236,451
Interest expense	56,300	20,325	76,625
Management fees	14,162	21,068	35,230
Real estate taxes	15,020	15,768	30,788
Depreciation and amortization	52,633	71,518	124,151
Total expenses	$ 269,375	$ 233,870	$ 503,245
Net income	$ 9,477	$ 96,388	$ 105,865

	Three Months Ended September 30, 2001		
	Residential	Commercial	Total
Rental income	$ 270,784	$ 312,440	$ 583,224
Interest and other income	1,465	1,135	2,600
Total net revenues	$ 272,249	$ 313,575	$ 585,824
Operating expenses and operating expenses - affiliated	$ 120,050	$ 123,037	$ 243,087
Interest expense	60,070	27,911	87,981
Management fees	14,014	18,950	32,964
Real estate taxes	15,105	18,839	33,944
Depreciation and amortization	51,118	68,556	119,674
Total expenses	$ 260,357	$ 257,293	$ 517,650
Net income	$ 11,892	$ 56,282	$ 68,174

	Nine Months Ended September 30, 2002		
	Residential	Commercial	Total
Rental income	$ 765,522	$ 1,001,944	$ 1,767,466
Interest and other income	1,026	4,765	5,791
Gain on sale of assets	498	--	498
Total net revenues	$ 767,046	$ 1,006,709	$ 1,773,755
Operating expenses and operating expenses - affiliated	$ 389,114	$ 330,335	$ 719,449
Loss on disposal of assets	51,268	--	51,268
Interest expense	171,745	66,811	238,556
Management fees	38,584	61,613	100,197
Real estate taxes	45,059	47,304	92,363
Depreciation and amortization	155,048	214,553	369,601
Total expenses	$ 850,818	$ 720,616	$ 1,571,434
Net (loss) income	$ (83,772)	$ 286,093	$ 202,321

	Nine Months Ended September 30, 2001		
	Residential	Commercial	Total
Rental income	$ 841,905	$ 941,178	$ 1,783,083
Interest and other income	2,197	3,291	5,488
Total net revenues	$ 844,102	$ 944,469	$ 1,788,571
Operating expenses and operating expenses - affiliated	$ 378,773	$ 370,210	$ 748,983
Loss on disposal of assets	2,138	--	2,138
Interest expense	182,414	89,078	271,492
Management fees	42,762	56,991	99,753
Real estate taxes	45,314	45,936	91,250
Depreciation and amortization	152,441	208,466	360,907
Total expenses	$ 803,842	$ 770,681	$ 1,574,523
Net income	$ 40,260	$ 173,788	$ 214,048

A reconciliation of the totals reported for the operating segments to the applicable line items in the financial statements for the three months and nine months ended September 30, 2002 and 2001 is necessary given amounts recorded at the Partnership level and not allocated to the operating properties for internal reporting purposes.

	Three Months Ended September 30,	
	2002	2001
NET REVENUES		
Total revenues for reportable segments	$ 609,110	$ 585,824
Other income for Partnership	207	2,835
Income from investment in joint ventures	14,358	16,701
Total consolidated net revenues	$ 623,675	$ 605,360
DEPRECIATION AND AMORTIZATION		
Total depreciation and amortization for reportable segments	$ 124,151	$ 119,674
Depreciation and amortization for Partnership	1,529	1,529
Total depreciation and amortization	$ 125,680	$ 121,203
NET INCOME (LOSS)		
Total net income for reportable segments	$ 105,865	$ 68,174
Net loss for Partnership	(58,827)	(53,435)
Total net income	$ 47,038	$ 14,739

	Nine Months Ended September 30, 2002	2001
NET REVENUES		
Total revenues for reportable segments	$ 1,773,755	$ 1,788,571
Other income for Partnership	1,464	11,621
Income from investment in joint ventures	54,091	45,211
Total consolidated net revenues	$ 1,829,310	$ 1,845,403
OPERATING EXPENSES		
Operating expenses for reportable segments	$ 719,449	$ 748,983
Other operating expenses for Partnership	(2,000)	--
Total operating expenses	$ 717,449	$ 748,983
DEPRECIATION AND AMORTIZATION		
Total depreciation and amortization for reportable segments	$ 369,601	$ 360,907
Depreciation and amortization for Partnership	4,587	4,587
Total depreciation and amortization	$ 374,188	$ 365,494
NET INCOME (LOSS)		
Total net income for reportable segments	$ 202,321	$ 214,048
Net loss for Partnership	(147,636)	(173,807)
Total net income	$ 54,685	$ 40,241

Note 13 - Subsequent Event

On October 22, 2002, in a lawsuit filed in December 2001 against our General Partner, the general partners of four public partnerships affiliated with us and several individuals and entities affiliated with us, the court issued an order sustaining the demurrer of our General Partner and the general partners of two limited partnerships affiliated with us. The effect of this ruling is that our General Partner and these other two general partners are no longer parties to the lawsuit. On the same date the court overruled the demurrer of the general partner of two of the partnerships affiliated with us and one individual and two entities affiliated with us. The entities and individuals whose demurrers were overruled remain defendants in the lawsuit. For a description of the lawsuit, see Part I, Item 3 of our Annual Report on Form 10-K for the year ended December 31, 2001, filed with the SEC on April 1, 2002. For information on another development in this lawsuit, see Part II, Item 1 of this Quarterly Report on Form 10-Q (see Note 11 - Commitments and Contingencies).

Item 2 - Management's Discussion and Analysis of Financial Condition and Results of Operations

Management's Discussion and Analysis of Financial Condition and Results of Operations ("MD&A") should be read in conjunction with the Financial Statements in Item 1 and the Cautionary Statements below.

Critical Accounting Policies

A critical accounting policy, for our business, is the assumption that our properties' occupancy will remain at a level which provides for debt payments and adequate working capital, currently and in the future. If occupancy were to fall below that level and remain at or below that level for a significant period of time, then our ability to make payments due under our debt agreements and to continue paying daily operational costs would be greatly affected. This would result in the impairment of the respective properties' assets in accordance with Statement of Financial Accounting Standards ("SFAS") No. 144, "Accounting for the Impairment or Disposal of Long-Lived Assets."

Cautionary Statements

Some of the statements included in this Item 2 may be considered "forward-looking statements" since such statements relate to matters which have not yet occurred. For example, phrases such as "we anticipate," "believe" or "expect," indicate that it is possible that the event anticipated, believed or expected may not occur. Should such event not occur, then the result which we expected also may not occur or occur in a different manner, which may be more or less favorable to us. We do not undertake any obligations to publicly release the result of any revisions to these forward-looking statements that may be made to reflect any future events or circumstances.

Any forward-looking statements included in the MD&A section, or elsewhere in this report, which reflect management's best judgment, based on factors known, involve risks and uncertainties. Actual results could differ materially from those anticipated in any forward-looking statements as a result of a number of factors including, but not limited to, those discussed below. Any forward-looking information provided by us pursuant to the safe harbor established by recent securities legislation should be evaluated in the context of these factors.

Our liquidity, capital resources and results of operations are subject to a number of risks and uncertainties including, but not limited to the following:

- our ability to achieve planned revenues;
- our ability to make payments due under our debt agreements;
- our ability to negotiate and maintain terms with vendors and service providers for operating expenses;
- competitive pressures from other real estate companies, including large commercial and residential real estate companies, which may affect the nature and viability of our business strategy;

- trends in the economy as a whole which may affect consumer confidence and demand for the types of rental property held by us;
- our ability to predict the demand for specific rental properties;
- our ability to attract and retain tenants;
- availability and costs of management and labor employed;
- real estate occupancy and development costs, including the substantial fixed investment costs associated with renovations necessary to obtain new tenants and retain existing tenants;
- the risk of a major commercial tenant defaulting on its lease due to risks generally associated with real estate, many of which are beyond our control, including general or local economic conditions, competition, interest rates, real estate tax rates, other operating expenses and acts of God; and
- the risk of revised zoning laws, taxes and utilities regulations as well as municipal mergers of local governmental entities.

Occupancy Levels

The occupancy levels at our properties and joint ventures as of September 30, 2002 and 2001 were as follows:

	Nine Months Ended September 30,	
	2002 (1)	2001
Wholly-Owned Properties		
Commonwealth Business Center Phase I (2)	86%	92%
Plainview Point Office Center Phases I & II	86%	78%
The Willows of Plainview Phase I	97%	89%
Joint Venture Properties (Ownership % at September 30, 2002)		
The Willows of Plainview Phase II (9.7%)	93%	81%
Golf Brook Apartments (3.97%)	94%	93%
Plainview Point III Office Center (4.96%)(3)	56%	81%
Blankenbaker Business Center 1A (29.61%)	100%	100%
Lakeshore Business Center Phase I (10.92%) (2)	80%	85%
Lakeshore Business Center Phase II (10.92%) (2)	85%	86%
Lakeshore Business Center Phase III (10.92%)(4)	37%	28%

(1) Current occupancy levels are considered adequate to continue the operation of our properties with the exception of Plainview Point III Office Center. See Note 3 below.

(2) In our opinion, the decrease in period ending occupancy is only a temporary fluctuation and does not represent a permanent downward occupancy trend.

(3) A tenant occupying 16,895 square feet, or 27%, of the building vacated its space on November 30, 2001. There will likely be a protracted period for the property to become fully leased again and substantial funds, currently estimated to be approximately $635,000, will likely be needed for tenant finish expenditures. To fund the costs for the tenant finish, we would have to obtain additional financing.

(4) We expect occupancy levels to stabilize near those of Phases I and II over the next two years, as Phase III completes its lease up phase of operations.

The average occupancy levels at our properties and joint ventures during the three months and nine months ended September 30, 2002 and 2001 were as follows:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2002	2001	2002	2001
Wholly-Owned Properties				
Commonwealth Business Center Phase I (1)	86%	90%	87%	87%
Plainview Point Office Center Phases I & II	86%	78%	86%	77%
The Willows of Plainview Phase I (1)	92%	87%	82%	88%
Joint Venture Properties (Ownership % at September 30, 2002)				
The Willows of Plainview Phase II (9.7%) (1)	90%	86%	83%	85%
Golf Brook Apartments (3.97%)	97%	93%	91%	89%
Plainview Point III Office Center (4.96%)(2)	56%	92%	55%	96%
Blankenbaker Business Center 1A (29.61%)	100%	100%	100%	100%
Lakeshore Business Center Phase I (10.92%) (1)	80%	86%	82%	83%
Lakeshore Business Center Phase II (10.92%)	85%	85%	85%	82%
Lakeshore Business Center Phase III (10.92%)(3)	37%	28%	36%	26%

(1) In our opinion, the decrease in average occupancy is only a temporary fluctuation and does not represent a permanent downward occupancy trend.

(2) A tenant occupying 16,895 square feet, or 27%, of the building vacated its space on November 30, 2001. There will likely be a protracted period for the property to become fully leased again and substantial funds, currently estimated to be approximately $635,000, will likely be needed for tenant finish expenses. To fund the costs for the tenant finish, we would have to obtain additional financing.

(3) We expect occupancy levels to stabilize near those of Phases I and II over the next two years.

Rental and Other Income

Rental and other income generated by our properties and joint ventures for the three months and nine months ended September 30, 2002 and 2001 were as follows:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2002	2001	2002	2001
Wholly-Owned Properties				
Commonwealth Business Center Phase I	$ 181,864	$ 179,921	$ 558,965	$ 539,386
Plainview Point Office Center Phases I & II	$ 148,394	$ 133,654	$ 447,744	$ 405,083
The Willows of Plainview Phase I	$ 278,852	$ 272,249	$ 767,046	$ 844,102

(Continued on Next Page)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2002	2001	2002	2001
Joint Venture Properties (Ownership % at September 30, 2002)				
The Willows of Plainview II (9.7%)	$ 319,310	$ 322,467	$ 903,097	$ 950,889
Golf Brook Apartments (3.97%)	$ 746,319	$ 778,221	$ 2,201,948	$ 2,201,886
Plainview Point III Office Center (4.96%)	$ 140,001	$ 219,178	$ 422,242	$ 688,090
Blankenbaker Business Center 1A (29.61%)	$ 237,406	$ 232,307	$ 714,851	$ 703,002
Lakeshore Business Center Phase I (10.92%)	$ 400,292	$ 404,067	$ 1,210,294	$ 1,181,934
Lakeshore Business Center Phase II (10.92%)	$ 355,482	$ 377,152	$ 1,068,140	$ 1,096,082
Lakeshore Business Center Phase III (10.92%)	$ 73,742	$ 53,735	$ 216,877	$ 159,725

Ownership of Joint Ventures

On June 25, 2002, NTS-Properties Plus Ltd. merged with ORIG, LLC, ("ORIG") an affiliate of our General Partner. ORIG is the surviving entity as a result of this merger. NTS-Properties IV continues to hold a 29.61% interest in the Blankenbaker Business Center Joint Venture and a 10.92% interest in the Lakeshore/University II Joint Venture after the completion of the NTS-Properties Plus, Ltd./ORIG Merger. ORIG now holds a 39.05% interest in the Blankenbaker Business Center Joint Venture and a 7.69% interest in the Lakeshore/University II Joint Venture.

Results of Operations

If there has not been a material change in an item from September 30, 2001 to September 30, 2002, we have omitted any discussion concerning that item.

Interest and Other Income

Interest and other income decreased approximately $10,000, or 58%, for the nine months ended September 30, 2002, as compared to the same period in 2001, primarily as the result of decreased cash reserves available for investment.

Operating Expenses

Operating expenses decreased approximately $37,000, or 8%, for the nine months ended September 30, 2002, as compared to the same period in 2001, primarily as the result of a decrease in repairs and maintenance at Plainview Point Phases I and II and Commonwealth Business Center I. The decrease is also due to a decrease in landscaping at all three of our wholly-owned properties.

Loss on Disposal of Assets

The loss on disposal of assets for 2002 and 2001 can be attributed to the retirement of assets at The Willows of Plainview Phase I. The 2002 retirements are primarily the result of clubhouse renovations and the 2001 retirements are primarily the result of exterior lighting replacements. The loss represents the cost to retire assets, which were not fully depreciated at the time of replacement.

Interest Expense

Interest expense decreased approximately $11,000, or 13%, and $33,000, or 12%, for the three months and nine months ended September 30, 2002, respectively, as compared to the same periods in 2001, primarily as a result of principal payments made on the Commonwealth Business Center Phase I and The Willows of Plainview Phase I mortgages.

Professional and Administrative Expenses - Affiliated

Professional and administrative expenses - affiliated decreased approximately $8,000, or 20%, and $16,000, or 13%, for the three months and nine months ended September 30, 2002, respectively, as compared to the same periods in 2001. The decrease is due to decreased salary costs. Professional and administrative expenses - affiliated are expenses incurred for services performed by employees of NTS Development Company, an affiliate of our General Partner. The employee services include legal, financial and other services necessary to manage and operate the Partnership.

Consolidated Cash Flows and Financial Condition

In the next 12 months, the demand on future liquidity is anticipated to increase as a result of the replacement of the roofs at Lakeshore Business Center Phase I and Blankenbaker Business Center 1A and as we continue our efforts in the leasing of our commercial properties. There may be significant demands of future liquidity due to the lease up of Lakeshore Business Center Phase III and returning Plainview Point III Office Center to full occupancy. At this time, the future leasing and tenant finish costs which will be required to renew the current leases or obtain new tenants are not certain. It is anticipated that the cash flow from operations and cash reserves will be sufficient to meet most of our needs, while additional financing may be required.

Cash flows provided by (used in):

	Nine Months Ended September 30, 2002	Nine Months Ended September 30, 2001
Operating activities	$ 538,486	$ 564,357
Investing activities	(215,488)	(111,692)
Financing activities	(423,658)	(354,937)
Net change in cash and equivalents	$ (100,660)	$ 97,728

Net cash provided by operating activities decreased approximately $26,000, or 5%, for the nine months ended September 30, 2002, as compared to the same period in 2001. The decrease was primarily driven by a decrease in collections of accounts receivable and the change in accounts payable.

Net cash used in investing activities increased approximately $104,000, or 93%, for the nine months ended September 30, 2002, as compared to the same period in 2001. The increase is the result of increased capital expenditures, primarily related to the renovation of The Willows clubhouse and increased investment in joint ventures, primarily related to the capital contributions made to the Lakeshore University II Joint Venture.

Net cash used in financing activities increased approximately $69,000, or 19% for the nine months ended September 30, 2002, as compared to the same period in 2001. The increase is the result of continued principal payments partially offset by proceeds from a note payable obtained March 27, 2001 by The Willows of Plainview Phase I.

Due to the fact that no distributions were made during the nine months ended September 30, 2002 or 2001, the table which presents that portion of the distributions that represents a return of capital in accordance with GAAP basis has been omitted.

Our plans for renovations, other major capital expenditures, and other commitments that will affect future liquidity are described below.

The demand on future liquidity is anticipated to increase as we continue our efforts in the leasing of Plainview Point III Office Center. One tenant which occupied 16,895 square feet, or 27%, of the building, vacated its space on November 30, 2001 at the end of their lease. This left Plainview Point III Office Center with only 54% occupancy. As a result of this vacancy, there will likely be a protracted period for the property to become fully leased again and substantial funds, currently estimated to be approximately $635,000 will likely be needed for tenant finish costs. Our share of these costs would be approximately $31,000.

We anticipate having to continue to fund the working capital deficit of the Lakeshore/University II Joint Venture. Due to the extended time necessary to lease the Lakeshore Business Center Phase III addition, it is unknown at this time how much working capital we will need to fund the operations of the Lakeshore/University II Joint Venture.

As of September 30, 2002, we anticipate making certain building improvements during 2002. These improvements include HVAC replacements at Commonwealth Business Center I ($8,000) and at Plainview Point Phases I and II ($10,000).We also have commitments for approximately $148,000 at Commonwealth Business Center Phase I and $120,000 at Plainview Point Office Center Phase II for tenant improvements. The tenant improvements will be funded in 2002 from existing working capital.

Blankenbaker Business Center 1A and Lakeshore Business Center Phase I are expected to require new roofs in 2003. The roof replacements are expected to cost approximately $205,000 and $200,000, respectively. Our share of these costs is expected to be approximately $61,000 and $22,000, respectively.

We have no other material commitments for renovations or capital improvements as of September 30, 2002.

The following describes the efforts being taken by us to increase the occupancy levels at our commercial properties. The leasing and renewal negotiations at the Lakeshore Business Center Development are conducted by an on-site leasing agent, an employee of NTS Development Company (an affiliate of our General Partner), who makes calls to potential tenants, negotiates lease renewals with current tenants and manages local advertising with the assistance of NTS Development Company's marketing staff. The leasing and renewal negotiations for our remaining commercial properties are managed by leasing agents, who are employees of NTS Development Company, located in Louisville, Kentucky. The leasing agents are located in the same city as the commercial properties. All advertising for these properties is coordinated by NTS Development Company's marketing staff located in Louisville, Kentucky.

In an effort to continue to improve occupancy at our residential properties, we have an on-site leasing staff, who are employees of NTS Development Company, at each of the apartment communities. The staff facilitates all on-site visits from potential tenants, coordinates local advertising with NTS Development Company's marketing staff, makes visits to local companies to promote fully furnished apartments and negotiates lease renewals with current residents.

Leases at Commonwealth Business Center Phase I, Blankenbaker Business Center 1A, and Lakeshore Business Center Phases I, II and III provide for tenants to contribute toward the payment of common area expenses, insurance and real estate taxes. Leases at Plainview Point Office Center Phases I, II and III provide for tenants to contribute toward the payment of increases in common area maintenance expenses, insurance, utilities and real estate taxes. These lease provisions, along with the fact that residential leases are generally for a period of one year, should protect our operations from the impact of inflation and changing prices.

Across the United States there have been recent reports of lawsuits against owners and managers of multi-family and commercial properties asserting claims of personal injury and property damage caused by the asserted presence of mold and other microbial organisms in residential units and commercial space. Some of these lawsuits have resulted in substantial monetary judgments or settlements. We have not, at present, been named as a defendant in any lawsuit that has alleged the presence of mold or other microbial organisms. Prior to September 13, 2002, we were insured against claims arising from the presence of mold due to water intrusion. However, since September 13, 2002, certain of our insurance carriers have excluded from insurance coverage property damage loss claims arising from the presence of mold, although certain of our insurance carriers do provide some coverage for personal injury claims. We are in the process of implementing protocols and procedures to prevent the build-up of mold and other microbial organisms in our properties, and are in the process of implementing more stringent maintenance, housekeeping and notification requirements for tenants in our properties. We believe that these measures will eliminate, or at least, minimize any effect that mold or other microbial organisms could have on our tenants. To date, we have not incurred any material costs or liabilities relating to claims of mold exposure or to abate mold conditions. Because the law regarding mold is unsettled and subject to change, however, we can make no assurance that liabilities resulting from the presence of, or exposure to, mold or other microbial organisms will not have a material adverse effect on our consolidated financial condition or results of operations and our subsidiaries taken as a whole.

Potential Consolidation

Our General Partner, along with the general partners of four other public limited partnerships affiliated with us, is investigating a consolidation of us with other entities affiliated with us. In addition to these entities, the consolidation would likely involve several private partnerships and other entities affiliated with us and our General Partner. The new combined entity would own all of the properties currently owned by the public limited partnerships, and the limited partners or other owners of these entities would receive an ownership interest in the combined entity. The number of ownership interests to be received by limited partners and the other owners of the entities participating in the consolidation would likely be determined based on the relative value of the assets contributed to the combined entity by each public limited partnership, reduced by any indebtedness assumed by the entity. The majority of the contributed assets would consist of real estate properties, whose relative values would be based on appraisals obtained at or near the consolidation date. The potential benefits of consolidating the entities include: reducing the administrative costs as a percentage of assets and revenues by reducing the number of public entities; diversifying limited partners' investments in real estate to include additional markets and types of properties; and creating an asset base and capital structure that may enable greater access to the capital markets. There are, however, also a number of potential adverse consequences, such as the expenses associated with a consolidation and the fact that the duration of the new entity would likely exceed our anticipated duration, and that the interests of our limited partners in the combined entity would be smaller on a percentage basis than their interests in us. Further, the new entity may adopt investment and management policies that are different from those presently used by our General Partner for us. A consolidation also requires approval of our limited partners and owners of the other proposed participants. Accordingly, there is no assurance that the consolidation will occur.

Item 3 - Quantitative and Qualitative Disclosures About Market Risk

Our primary market risk exposure with regard to financial instruments is changes in interest rates. All of our debt bears interest at a fixed rate with the exception of the $7,779 note payable on The Willows of Plainview Phase I. At September 30, 2002, a hypothetical 100 basis point increase in interest rates would result in an approximate $156,000 decrease in the fair value of the debt and would not have a significant effect on interest expense of the variable rate note.

Item 4 - Controls and Procedures

The Chief Executive Officer and Chief Financial Officer of NTS Capital Corporation, the General Partner of our General Partner, have concluded, based on their evaluation within 90 days of the filing date of this report, that our disclosure controls and procedures are effective for gathering, analyzing and disclosing the information we are required to disclose in our reports filed under the Securities Exchange Act of 1934. There have been no significant changes in our internal controls or in other factors that could significantly affect these controls subsequent to the date of the previously mentioned evaluation.

PART II - OTHER INFORMATION

Item 1 - Legal Proceedings

On September 24, 2002, in a lawsuit filed in December 2001 against our General Partner, the general partners of four public partnerships affiliated with us and several individuals and entities affiliated with us, the plaintiffs voluntarily dismissed two of the individuals and one of the entities that had objected to the lawsuit on personal jurisdiction grounds. This dismissal was the result of an agreement under which some defendants agreed not to contest jurisdiction and plaintiffs agreed to dismiss other defendants. For a description of the lawsuit, see Part I, Item 3 of our Annual Report on Form 10-K for the year ended December 31, 2001, filed with the SEC on April 1, 2002. For information on a development in the lawsuit occurring after September 30, 2002, see Part II, Item 5 of this Quarterly Report on Form 10-Q.

Item 2 - Changes in Securities
None.

Item 3 - Defaults Upon Senior Securities
None.

Item 4 - Submission of Matters to a Vote of Security Holders
None.

Item 5 - Other Information

On October 22, 2002, in a lawsuit filed in December 2001 against our General Partner, the general partners of four public partnerships affiliated with us and several individuals and entities affiliated with us, the court issued an order sustaining the demurrer of our General Partner and the general partners of two limited partnerships affiliated with us. The effect of this ruling is that our General Partner and these other two general partners are no longer parties to the lawsuit. On the same date the court overruled the demurrer of the general partner of two of the partnerships affiliated with us and one individual and two entities affiliated with us. The entities and individuals whose demurrers were overruled remain defendants in the lawsuit. For a description of the lawsuit, see Part I, Item 3 of our Annual Report on Form 10-K for the year ended December 31, 2001, filed with the SEC on April 1, 2002. For information on another development in this lawsuit, see Part II, Item 1 of this Quarterly Report on Form 10-Q.

Item 6 - Exhibits and Reports on Form 8-K

a) Exhibits:
   99.1 Certification of Chief Executive Officer and Chief Financial Officer.

b) Reports on Form 8-K:
   None.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

NTS-PROPERTIES IV

BY: NTS-Properties Associates IV,
General Partner,
BY: NTS Capital Corporation,
General Partner

/s/ Gregory A. Wells
Gregory A. Wells
Senior Vice President and
Chief Financial Officer of
NTS Capital Corporation

Date: November 14, 2002

CERTIFICATION

Pursuant to Section 302 of the Sarbanes Oxley Act of 2002

I, J.D. Nichols, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q of NTS-Properties IV;

2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this quarterly report;

3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this quarterly report;

4. The registrant's other certifying officer and I (herein the "Certifying Officers") are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-14 and 15d-14) for the registrant and we have:

   a) designed such disclosure controls and procedures to ensure that material information relating to the registrant, including its consolidated subsidiaries, (collectively the "Partnership") is made known to the Certifying Officers by others within the Partnership, particularly during the period in which this quarterly report is being prepared;

   b) evaluated the effectiveness of the registrant's disclosure controls and procedures as of a date within 90 days prior to the filing date of this quarterly report (the "Evaluation Date"); and

   c) presented in this quarterly report the conclusions of the Certifying Officers about the effectiveness of the disclosure controls and procedures based on our evaluation as of the Evaluation Date;

5. The registrant's Certifying Officers have disclosed, based on our most recent evaluation, to the registrant's auditors and the audit committee of the registrant's board of directors:

   a) all significant deficiencies (if any) in the design or operation of internal controls which could adversely affect the registrant's ability to record, process, summarize and report financial data and have identified for the registrant's auditors any material weaknesses in internal controls; and

   b) any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal controls; and

6. The registrant's Certifying Officers have indicated in this quarterly report whether or not there were significant changes in internal controls or in other factors that could significantly affect internal controls subsequent to the date of our most recent evaluation, including any corrective actions with regard to significant deficiencies and material weaknesses.

Date: November 14, 2002

/s/ J.D. Nichols
Chief Executive Officer of NTS Capital Corporation, General Partner of NTS-Properties Associates IV, General Partner of NTS-Properties IV

See also the certification pursuant to Section 906 of the Sarbanes Oxley Act of 2002, which is also attached to this report.

CERTIFICATION

Pursuant to Section 302 of the Sarbanes Oxley Act of 2002

I, Gregory A. Wells, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q of NTS-Properties IV;

2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this quarterly report;

3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this quarterly report;

4. The registrant's other certifying officer and I (herein the "Certifying Officers") are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-14 and 15d-14) for the registrant and we have:

   a) designed such disclosure controls and procedures to ensure that material information relating to the registrant, including its consolidated subsidiaries, (collectively the "Partnership") is made known to the Certifying Officers by others within the Partnership, particularly during the period in which this quarterly report is being prepared;

   b) evaluated the effectiveness of the registrant's disclosure controls and procedures as of a date within 90 days prior to the filing date of this quarterly report (the "Evaluation Date"); and

   c) presented in this quarterly report the conclusions of the Certifying Officers about the effectiveness of the disclosure controls and procedures based on our evaluation as of the Evaluation Date;

5. The registrant's Certifying Officers have disclosed, based on our most recent evaluation, to the registrant's auditors and the audit committee of the registrant's board of directors:

   a) all significant deficiencies (if any) in the design or operation of internal controls which could adversely affect the registrant's ability to record, process, summarize and report financial data and have identified for the registrant's auditors any material weaknesses in internal controls; and

   b) any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal controls; and

6. The registrant's Certifying Officers have indicated in this quarterly report whether or not there were significant changes in internal controls or in other factors that could significantly affect internal controls subsequent to the date of our most recent evaluation, including any corrective actions with regard to significant deficiencies and material weaknesses.

Date: November 14, 2002

/s/ Gregory A. Wells
Chief Financial Officer of NTS Capital Corporation, General Partner of NTS-Properties Associates IV, General Partner of NTS-Properties IV

See also the certification pursuant to Section 906 of the Sarbanes Oxley Act of 2002, which is also attached to this report.

EXHIBIT 99.1

Certification of CEO and CFO Pursuant to
18 U.S.C. Section 1350, as Adopted Pursuant to
Section 906 of the Sarbanes-Oxley Act of 2002

In connection with the Quarterly Report on Form 10-Q of NTS-Properties IV (the "Partnership") for the quarterly period ended September 30, 2002, as filed with the Securities and Exchange Commission on the date hereof (the "Report"), J.D. Nichols, as Chief Executive Officer of the Partnership, and Gregory A. Wells, as Chief Financial Officer of the Partnership, each hereby certifies, pursuant to 18 U.S.C. § 1350, as adopted pursuant to § 906 of the Sarbanes-Oxley Act of 2002, that, to the best of his knowledge:

(1) The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and

(2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Partnership.

/s/ J.D. Nichols

Name: J.D. Nichols
Title: Chief Executive Officer of NTS Capital Corporation, General Partner of NTS-Properties Associates IV, General Partner of NTS-Properties IV
Date: November 14, 2002

/s/ Gregory A. Wells

Name: Gregory A. Wells
Title: Chief Financial Officer of NTS Capital Corporation, General Partner of NTS-Properties Associates IV, General Partner of NTS-Properties IV
Date: November 14, 2002

This certification accompanies the Report pursuant to § 906 of the Sarbanes-Oxley Act of 2002 and shall not, except to the extent required by the Sarbanes-Oxley Act of 2002, be deemed filed by the Partnership for purposes of §18 of the Securities Exchange Act of 1934, as amended.

See also the certification pursuant to Sec. 302 of the Sarbanes-Oxley Act of 2002, which is also attached to this Report.