

FORM D

Notice of Exempt Offering of Securities

U.S. Securities and Exchange Commission Washington, DC 20549

(See instructions beginning on page 5)

Intentional misstatements or omissions of fact constitute federal criminal violations. See 18 U.S.C. 1001.

Table with OMB APPROVAL header, OMB Number: 3235-0076, Expires: October 30, 2008, and Estimated average burden hours per response: 4.00.

Item 1. Issuer's Identity

Form section for Item 1 including Name of Issuer (ASLAN REALTY PARTNERS IV, L.L.C.), Previous Name(s) (None), Entity Type (Limited Liability Company), and Year of Incorporation (2008).

PROCESSED JAN 13 2009 THOMSON REUTERS

SEC Mail Processing Section

JAN 02 2009

(If more than one issuer is filing this notice, check this box and identify additional issuer(s) by attaching Items 1 and 2 Continuation Page(s).)

Item 2. Principal Place of Business and Contact Information

Form section for Item 2 including Street Address 1 (c/o Transwestern Investment Company, 150 N. Wacker Drive, Suite 800), City (Chicago), State (Illinois), Zip (60606), and Phone No. (312-601-2447).

Washington, DC

Item 3. Related Persons

Form section for Item 3 including Last Name (Quazzo), First Name (Stephen), Middle Name (R.), and Relationship(s) (Executive Officer, Director).



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(Identify additional related persons by checking this box and attaching Item 3 Continuation Page(s).)

Item 4. Industry Group (Select one)

Form section for Item 4 with multiple industry group checkboxes including Agriculture, Business Services, Construction, Retailing, and Technology.

Item 5. Issuer Size (Select one)

Revenue Range (for issuer not specifying "hedge" or "other investment" fund in item 4 above)

- No Revenues
- \$1 - \$1,000,000
- \$1,000,001 - \$5,000,000
- \$5,000,001 - \$25,000,000
- \$25,000,001 - \$100,000,000
- Over \$100,000,000
- Decline to Disclose
- Not Applicable

OR

Aggregate Net Value Range (for issuer specifying "hedge" or "other investment" fund in item 4 above)

- No Aggregate Net Asset Value
- \$1 - \$5,000,000
- \$5,000,001 - \$25,000,000
- \$25,000,001 - \$50,000,000
- \$50,000,001 - \$100,000,000
- Over \$100,000,000
- Decline to Disclose
- Not Applicable

Item 6. Federal Exemptions and Exclusions Claimed (Select all that apply)

- Rule 504(b)(1) (not (i), (ii) or (iii))
- Rule 504(b)(1)(i)
- Rule 504(b)(1)(ii)
- Rule 504(b)(1)(iii)
- Rule 505
- Rule 506
- Securities Act Section 4(b)

Investment Company Act Section 3(c)

- Section 3(c)(1)
- Section 3(c)(2)
- Section 3(c)(3)
- Section 3(c)(4)
- Section 3(c)(5)
- Section 3(c)(6)
- Section 3(c)(7)

- Section 3(c)(9)
- Section 3(c)(10)
- Section 3(c)(11)
- Section 3(c)(12)
- Section 3(c)(13)
- Section 3(c)(14)

Item 7. Type of Filing

- New Notice
- OR
- Amendment

Date of First Sale in this Offering: 4/1/2008 OR First Sale yet to Occur

Item 8. Duration of Offering

Does the issuer intend this offering to last more than one year? Yes No

Item 9. Type(s) of Securities Offered (Select all that apply)

- Equity
- Debt
- Option, Warrant or Other Right to Acquire Another Security
- Security to be Acquired Upon Exercise of Option, Warrant or Other Right to Acquire Security
- Pooled Investment Fund Interests
- Tenant-in-Common Securities
- Mineral Property Securities
- Other (Describe)
- Units of Limited Liability Company Interests**

Item 10. Business Combination Transaction

Is this offering being made in connection with a business combination transaction, such as a merger, acquisition or exchange offer? Yes No

Clarification of Response (If Necessary)

FORM D

U.S. Securities and Exchange Commission
Washington, DC 20549***

Item 11. Minimum Investment

Minimum investment accepted from any outside investor **\$50,000.00**

Item 12. Sales Compensation

Recipient _____ Recipient CRD Number _____
Not Applicable No CRD Number

(Associated) Broker or Dealer None (Associated) Broker or Dealer CRD Number _____
No CRD Number

Street Address 1 _____ Street Address 2 _____

City _____ State/Province/Country _____ Zip/Postal Code _____

- States of Solicitation All States
- | | | | | | | | | | | | | |
|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AL | <input type="checkbox"/> AK | <input type="checkbox"/> AZ | <input type="checkbox"/> AR | <input type="checkbox"/> CA | <input type="checkbox"/> CO | <input type="checkbox"/> CT | <input type="checkbox"/> DE | <input type="checkbox"/> DC | <input type="checkbox"/> FL | <input type="checkbox"/> GA | <input type="checkbox"/> HI | <input type="checkbox"/> ID |
| <input type="checkbox"/> IL | <input type="checkbox"/> IN | <input type="checkbox"/> IA | <input type="checkbox"/> KS | <input type="checkbox"/> KY | <input type="checkbox"/> LA | <input type="checkbox"/> ME | <input type="checkbox"/> MD | <input type="checkbox"/> MA | <input type="checkbox"/> MI | <input type="checkbox"/> MN | <input type="checkbox"/> MS | <input type="checkbox"/> MO |
| <input type="checkbox"/> MT | <input type="checkbox"/> NE | <input type="checkbox"/> NV | <input type="checkbox"/> NH | <input type="checkbox"/> NJ | <input type="checkbox"/> NM | <input type="checkbox"/> NY | <input type="checkbox"/> NC | <input type="checkbox"/> ND | <input type="checkbox"/> OH | <input type="checkbox"/> OK | <input type="checkbox"/> OR | <input type="checkbox"/> PA |
| <input type="checkbox"/> RI | <input type="checkbox"/> SC | <input type="checkbox"/> SD | <input type="checkbox"/> TN | <input type="checkbox"/> TX | <input type="checkbox"/> UT | <input type="checkbox"/> VT | <input type="checkbox"/> VA | <input type="checkbox"/> WA | <input type="checkbox"/> WV | <input type="checkbox"/> WI | <input type="checkbox"/> WY | <input type="checkbox"/> PR |

(Identify additional person(s) being paid compensation by checking this box and attaching Item 12 (Continuation Page(s).)

Item 13. Offering and Sales Amounts

(a) Total Offering Amount **\$1,000,000.00** OR Indefinite

(b) Total Amount Sold **\$440,745,161.29**

(c) Total Remaining to be Sold **\$ 559,254,838.71** OR Indefinite
(Subtract (a) from (b))

Clarification of Response (if Necessary)

Item 14. Investors

Check this box if securities in the offering have been or may be sold to persons who do not qualify as accredited investors, and enter the number of such non-accredited investors who already have invested in the offering:

Enter the total number of investors who already have invested in the offering: **29**

15. Sales Commissions and Finders' Fees Expenses

Provide separately the amounts of sales commissions and finders' fees expenses, if any. If an amount is not known, provide an estimate and check the box next to the amount.

Sales Commissions **\$Not Applicable** Estimate

Finders' Fees **\$Not Applicable** Estimate

Clarification of Response (If Necessary)

Item 16. Use of Proceeds

Provide the amount of the gross proceeds of the offering that has been or is proposed to be used for payments to any of the persons required to be named as executive officers, directors or promoters in response to Item 3 above. If the amount is unknown, provide an estimate and check the box next to the amount. Estimate

Clarification of Response (If Necessary)

Signature and Submission

Please verify the information you have entered and review the Term of Submissions below before submitting this notice.

Terms of Submission. In submitting this notice, each identified issuer is:

Notify the SEC and/or each State in which this notice is filed of the offering of securities described and undertaking to furnish them, upon written request, in accordance with applicable law, the information furnished to offerees.*

Irrevocably appointing each of the Secretary of the SEC and the Securities Administration or other legally designated officer of the State in which the issuer maintains its principal place of business and any State in which this notice is filed, as its agents for service of process, and agreeing that these persons may accept service on its behalf, of any notice, process or pleading, and further agreeing that such service may be made by registered or certified mail, in any Federal or state action, administrative proceeding or arbitration brought against the issuer in any place subject to the jurisdiction of the United States, if the action, proceeding or arbitration (a) arises out of any activity in connection with the offering of securities that is the subject of this notice, and (b) is founded, directly or indirectly, upon the provisions of: (i) the Securities Act of 1933, the Securities Exchange Act of 1934, the Trust Indenture Act of 1939, the Investment Company Act of 1940, or the Investment Advisers Act of 1940, or any rule or regulation under any of these statutes; or (ii) the laws of the State in which the issuer maintains its principal place of business or any State in which this notice is filed.

Certifying that, if the issuer is claiming a Rule 505 exemption, the issuer is not disqualified from relying on Rule 505 for one of the reasons stated in Rule 505(b)(2)(iii).

*This undertaking does not affect any limits Section 102(a) of the National Securities Market Improvement Act of 1996 ("NSMIA") [Publ. L. No. 104-290, 110 Stat. 3416 (Oct. 11, 1996)] imposes on the ability of States to require information. As a result, if the securities that are the subject of this Form D are "covered securities" for purposes of NSMIA, whether in all instances or due to the nature of the offering that is the subject of this Form D, States cannot routinely require offering materials under this undertaking or otherwise and can require offering materials only to the extent NSMIA permits them to do so under NSMIA's preservation of their anti-fraud authority.

Each identified issuer has read this notice, knows the contents to be true, and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person. (Check this box and attach Signature Continuation Pages for signatures of issuers identified in Item 1 above but not represented by signer below.)

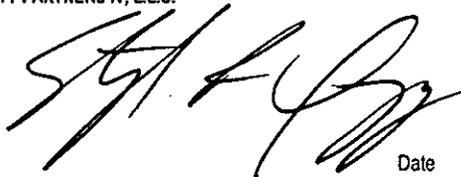
Issuer(s)

ASLAN REALTY PARTNERS IV, L.L.C.

Name of Signer

Stephen R. Quazzo

Signature



Title

Managing Principal

Date 12/22/08

Number of continuation pages attached: 1

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

Item 3 Continuation Page

Item 3. Related Persons (Continued)

Last Name	First Name	Middle Name
Lyons	Douglas	W.
Street Address 1		Street Address 2
c/o Transwestern Investment Company, 150 N. Wacker Drive, Suite 800		
City	State/Province/Country	Zip/Postal Code
Chicago	IL	60606
Relationship(s): <input checked="" type="checkbox"/> Executive Officer <input checked="" type="checkbox"/> Director <input type="checkbox"/> Promoter		
Clarification of Response (if Necessary)		

Last Name	First Name	Middle Name
Duncan	Robert	D.
Street Address 1		Street Address 2
c/o Transwestern Investment Company, 150 N. Wacker Drive, Suite 800		
City	State/Province/Country	Zip/Postal Code
Chicago	IL	60606
Relationship(s): <input checked="" type="checkbox"/> Executive Officer <input checked="" type="checkbox"/> Director <input type="checkbox"/> Promoter		
Clarification of Response (if Necessary)		

Last Name	First Name	Middle Name
Ruffatto	Robert	H.
Street Address 1		Street Address 2
c/o Transwestern Investment Company, 150 N. Wacker Drive, Suite 800		
City	State/Province/Country	Zip/Postal Code
Chicago	IL	60606
Relationship(s): <input checked="" type="checkbox"/> Executive Officer <input checked="" type="checkbox"/> Director <input type="checkbox"/> Promoter		
Clarification of Response (if Necessary)		

Last Name	First Name	Middle Name
Street Address 1		Street Address 2
City	State/Province/Country	Zip/Postal Code
Relationship(s): <input type="checkbox"/> Executive Officer <input type="checkbox"/> Director <input type="checkbox"/> Promoter		
Clarification of Response (if Necessary)		

(Copy and use additional copies of this page as necessary)

APPENDIX

1 State	2 Intend to sell to non-accredited investors in State (Part B-Item 1)		3 Type of security and aggregate offering price offered in state (Part C-Item 1)	4 Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL									
AK									
AZ									
AR									
CA			Class B Units	1	\$10,000,000	0	0		
CO									
CT			Class B Units	1	\$5,000,000	0	0		
DE									
DC									
FL									
GA									
HI									
ID									
IL			Class A and Class B Units	9	\$84,616,129.03	0	0		
IN			Class B Units	3	\$25,000,000	0	0		
IA									
KS									
KY									
LA									
ME									
MD			Class B Units	1	\$25,000,000	0	0		
MA			Class B Units	2	\$107,000,000	0	0		
MI			Class B Units	1	\$12,500,000	0	0		
MN									

APPENDIX

1 State	2 Intend to sell to non-accredited investors in State (Part B-Item 1)		3 Type of security and aggregate offering price offered in state (Part C-Item 1)	4 Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
MS									
MO									
MT									
NE			Class B Units	2	\$18,000,000	0	0		
NV			Class B Units	1	\$10,000,000	0	0		
NH									
NJ									
NM									
NY			Class B Units	2	\$35,000,000	0	0		
NC									
ND									
OH									
OK									
OR									
PA			Class B Units	1	\$7,000,000	0	0		
RI									
SC									
SD									
TN									
TX			Class B Units	2	\$98,129,032.26	0	0		
UT									
VT									
VA									
WA									

APPENDIX

1 State	2 Intend to sell to non-accredited investors in State (Part B-Item 1)		3 Type of security and aggregate offering price offered in state (Part C-Item 1)	4 Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
WV									
WI			Class B Units	3	\$3,500,000	0	0		
WY									
PR									