

# 12255 Artesian Ave. Blue Island – January 2018

## Financial Results – December/2017:

**Income & Expenses** - See below the summary of 2017 income & expenses

### **Partners' distribution –**

- On the coming few days we will be sending the quarterly check for months: October, November & December. Checks' amount is: \$1,193 for each partner.
- Those \$1,193 represents a return of 2.54% for the third quarter.
- Total distribution for 2017 per partner: \$2,934 represent a return of 6.24% for 9 months of operations

|                                           | Jan            | Feb      | Mar          | Apr           | May           | Jun            | Jul           | Aug           | Sep           | Oct           | Nov           | Dec           | Total          |
|-------------------------------------------|----------------|----------|--------------|---------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| <b>Income</b>                             | <b>0</b>       | <b>0</b> | <b>1,930</b> | <b>11,553</b> | <b>17,551</b> | <b>6,636</b>   | <b>12,594</b> | <b>13,155</b> | <b>12,328</b> | <b>12,320</b> | <b>15,482</b> | <b>16,387</b> | <b>119,936</b> |
| Repairs & Maintenance                     | 0              | 0        | 0            | 2,375         | 4,451         | 400            | 3,371         | 496           | 2,372         | 385           | 614           | 2,510         | 16,973         |
| Utilities                                 | 0              | 0        | 75           | 244           | 939           | 2,701          | 1,224         | 1,538         | 926           | 1,721         | 1,681         | 1,646         | 12,696         |
| MNG Fee & Leasing Fee                     | 0              | 0        | 0            | 0             | 991           | 1,296          | 0             | 1,321         | 974           | 2,071         | 773           | 1,944         | 9,371          |
| Insurance                                 | 0              | 0        | 0            | 0             | 0             | 0              | 0             | 0             | 0             | 0             | 0             | 0             | 0              |
| Professional Fee (Accounting & Legal)     | 7,285          | 0        | 268          | 0             | 0             | 0              | 0             | 100           | 0             | 880           | 0             | 125           | 8,658          |
| Miscellaneous Expenses                    | 609            | 0        | 153          | 0             | 0             | 0              | 100           | 0             | 216           | 0             | 0             | 0             | 1,078          |
| <b>Total Expenses</b>                     | <b>7,894</b>   | <b>0</b> | <b>496</b>   | <b>2,619</b>  | <b>6,380</b>  | <b>4,398</b>   | <b>4,695</b>  | <b>3,456</b>  | <b>4,488</b>  | <b>5,057</b>  | <b>3,069</b>  | <b>6,225</b>  | <b>48,775</b>  |
| <b>NOI</b>                                | <b>(7,894)</b> | <b>0</b> | <b>1,434</b> | <b>8,934</b>  | <b>11,170</b> | <b>2,238</b>   | <b>7,899</b>  | <b>9,699</b>  | <b>7,841</b>  | <b>7,263</b>  | <b>12,413</b> | <b>10,162</b> | <b>71,160</b>  |
| Mortgage *                                | 0              | 0        | 0            | 6,060         | 6,060         | 6,060          | 6,060         | 6,060         | 7,103         | 7,103         | 7,103         | 7,103         | 58,712         |
| <b>Net Cash before Income Tax</b>         | <b>(7,894)</b> | <b>0</b> | <b>1,434</b> | <b>2,874</b>  | <b>5,110</b>  | <b>(3,822)</b> | <b>1,839</b>  | <b>3,639</b>  | <b>738</b>    | <b>160</b>    | <b>5,310</b>  | <b>3,059</b>  | <b>12,448</b>  |
| KERRA - 30% Fee (starting April)          |                |          |              | 862           | 1,533         | (1,147)        | 552           | 1,092         | 221           | 48            | 1,593         | 918           | 5,672          |
| <b>Net After KERRA Fee</b>                |                |          | 1,434        | 2,012         | 3,577         | (2,675)        | 1,287         | 2,548         | 516           | 112           | 3,717         | 2,142         | 14,670         |
| <b>Portion per Partner (20% each) ***</b> |                |          | <b>287</b>   | <b>402</b>    | <b>715</b>    | <b>(535)</b>   | <b>257</b>    | <b>510</b>    | <b>103</b>    | <b>22</b>     | <b>743</b>    | <b>428</b>    | <b>2,934</b>   |
| <b>Major Rehab &amp; Appliances **</b>    | <b>0</b>       | <b>0</b> | <b>9,250</b> | <b>26,025</b> | <b>25,283</b> | <b>0</b>       | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>60,558</b>  |

## Others Updates:

### **Annual tax filling – upcoming steps:**

- We will submit the entire file and all required documents to our accountant for his review.
- Starting February 1<sup>st</sup> he can submit the tax return for KERRA Artesian LP.
- Each partner will receive a K1 form that details your share in the profit. You will need to submit your personal tax in the USA based on this K1.
- If you do not have an American tax ID it would be a good timing to contact our accountant, or any accountant of your choice to start working on the required documents for and ITIN (non-American residents tax ID).

