

KERRA Artesian LP - July/2019

FINANCIAL RESULTS - JUNE/2019

Rent Income

Rent collection for June was OK.

Expenses

Regular expenses for the month of June.

Partners' Distribution

The income per partner that has been accumulated during the months of Apr-Jun is reflected in the table below and will be distributed in the coming days.

Total net cash for partners:

Six months: January - June/2019 is \$7,440 represents 3.2% return

Twelve months: July/2018 - June/2019 is: \$15,033 reprints 6.4% return

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	14,887	10,936	14,810	14,137	14,415	12,227	0	0	0	0	0	0	81,412
Repairs & Maintenance	2,345	2,674	1,616	1,098	793	905	0	0	0	0	0	0	9,431
Utilities	1,429	2,790	2,210	922	2,408	1,361	0	0	0	0	0	0	11,118
MNG Fee & Leasing Fee	2,780	1,840	0	982	1,165	930	0	0	0	0	0	0	7,697
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	350	70	70	945	70	750	0	0	0	0	0	0	2,255
Miscellaneous Expenses	0	161	50	350	102	0	0	0	0	0	0	0	663
Total Expenses	6,904	7,535	3,946	4,297	4,538	3,946	0	0	0	0	0	0	31,165
NOI	7,983	3,401	10,865	9,840	9,877	8,281	0	0	0	0	0	0	50,247
Mortgage *	6,603	6,603	6,603	6,603	6,603	6,603	0	0	0	0	0	0	39,618
Net Cash	1,379	(3,202)	4,261	3,237	3,274	1,678	0	0	0	0	0	0	10,629
KERRA - 30% Fee	414	(961)	1,278	971	982	504	0	0	0	0	0	0	3,189
Net After KERRA Fee	966	(2,242)	2,983	2,266	2,292	1,175	0	0	0	0	0	0	7,440
Portion per Partner (20% each) ***	193	(448)	597	453	458	235	0	0	0	0	0	0	1,488
Major Rehab & Appliances **	0	0	1,177	467	0	0	0	0	0	0	0	0	1,644

* Mortgage payments include: principle, Interest & escrow for property tax

** Major Rehab & Appliances are not expenses they are added to the property value

*** Partners' distribution was paid for Mar/2019 and prior months

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	7,342	6,196	1,147

OTHER UPDATES

Occupancy Status

At the end of June, we had 2 vacant units, they are rent ready, we expect to get the occupancy permit next week.



Copyright © 2019 KERRA Investments, All rights reserved.

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

