KERRA Artesian LP - January/2020

FINANCIAL RESULTS - DECEMBER/2019

Rent Income

Rent collection for December was low as we are missing 3 rents, one unit was vacant, 2 other units were rented during December with a move-in date of January.

Expenses

December's operational expenses were relatively high as we had multiple items that needed to be fixed. Also, we paid a commission for the 2 units that were leased during December.

In the major rehab section, we have the costs related to the last vacant unit we are working on.

Partners' Distribution

We did not accumulate cash flow that we can distribute with partners. As detailed in a separate mail sent a couple of days ago we have started to implement some changes that should make a positive impact on our financial results. Hopefully, we all can enjoy the fruits of those efforts sooner than later.

	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**	**13,411**	**11,699**	**10,447**	**13,185**	**12,358**	**10,889**	**153,401**
Repairs & Maintenance	2,345	2,674	1,616	1,098	793	905	969	4,364	666	3,135	1,488	2,638	**22,690**
Utilities	1,429	2,790	2,210	922	2,408	1,361	2,132	1,330	1,287	1,425	2,505	2,386	**22,184**
MNG Fee & Leasing Fee	2,780	1,840	0	982	1,165	930	950	985	1,130	150	1,911	2,875	**15,698**
Insurance	0	0	0	0	0	0	0	6,539	0	0	0	0	**6,539**
Professional Fee (Accounting & Legal)	350	70	70	945	70	750	820	1,364	465	280	0	210	**5,394**
Miscellaneous Expenses	0	161	50	350	102	0	50	650	0	261	0	125	**1,749**
Total Expenses	**6,904**	**7,535**	**3,946**	**4,297**	**4,538**	**3,946**	**4,922**	**15,232**	**3,548**	**5,251**	**5,904**	**8,233**	**74,254**
NOI	**7,983**	**3,401**	**10,865**	**9,840**	**9,877**	**8,281**	**8,489**	**(3,533)**	**6,899**	**7,934**	**6,454**	**2,656**	**79,147**
Mortgage *	6,603	6,603	6,603	6,603	6,603	6,603	6,603	6,603	6,603	6,617	6,617	6,617	**79,278**
Net Cash	**1,379**	**(3,202)**	**4,261**	**3,237**	**3,274**	**1,678**	**1,886**	**(10,136)**	**296**	**1,318**	**(163)**	**(3,961)**	**(131)**
KERRA - 30% Fee	414	(961)	1,278	971	982	504	566	(3,041)	89	395	(49)	(1,188)	**(39)**
Net After KERRA Fee	966	(2,242)	2,983	2,266	2,292	1,175	1,321	(7,095)	207	922	(114)	(2,773)	**(92)**
Portion per Partner (20% each) * **	**193**	**(448)**	**597**	**453**	**458**	**235**	**264**	**(1,419)**	**41**	**184**	**(23)**	**(555)**	**(18)**
Major Rehab & Appliances **	0	0	1,177	467	0	0	0	3,643	0	0	2,832	3,159	**11,277**

* 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 Jun/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	**5,836**	**7,342**	**(1,506)**

OTHER UPDATES

Occupancy Status

We currently have one vacant unit that very soon will be rent ready.