

KERRA Artesian LP - February/2020

FINANCIAL RESULTS - JANUARY/2020

Rent Income

Rent collection for January was good, one of the rents for January was paid during December.

Expenses

January's operational expenses were mostly regular. We had a commission fee for renting the vacant unit. We also are working on another unit that became vacant in order to make it rent ready. Those costs are reflected in the Major rehab section.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	13,773	0	0	0	0	0	0	0	0	0	0	0	13,773
Repairs & Maintenance	2,477	0	0	0	0	0	0	0	0	0	0	0	2,477
Utilities	1,818	0	0	0	0	0	0	0	0	0	0	0	1,818
MNG Fee & Leasing Fee	2,735	0	0	0	0	0	0	0	0	0	0	0	2,735
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	7,031	0	0	0	0	0	0	0	0	0	0	0	7,031
NOI	6,743	0	0	0	0	0	0	0	0	0	0	0	6,743
Mortgage *	6,617	0	0	0	0	0	0	0	0	0	0	0	6,617
Net Cash	126	0	0	0	0	0	0	0	0	0	0	0	126
KERRA - 30% Fee	38	0	0	0	0	0	0	0	0	0	0	0	38
Net After KERRA Fee	88	0	0	0	0	0	0	0	0	0	0	0	88
Portion per Partner (20% each) ***	18	0	0	0	0	0	0	0	0	0	0	0	18
Major Rehab & Appliances **	4,613	0	0	0	0	0	0	0	0	0	0	0	4,613

* 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	5,853	7,342	(1,489)

OTHER UPDATES

Occupancy Status

We currently have one vacant unit that is in progress.

Tax Return 2019

We are at the stage of wrapping up the tax return in the US for all our properties. Soon the K-1 forms will be available and I will send them to all investors by email. The next step will be to approach your USA accountant and work with them on your personal tax.



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