KERRA Artesian LP - January/2021

FINANCIAL RESULTS - DECEMBER/2020

Rent Income

The rent collection for December was very good. The building is fully populated and all tenants paid their full rent for the month of December. Looking at the total income for 2020, all rent was collected beside one tenant who owns us one month of rent.

Expenses

December expenses were regular operational expenses.

Partners' Distribution

We have accumulated funds that need to be distributed to investors. In order to keep some reserve, we will distribute the partner portion until October. This will be a check of $1,608 for each partner.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**13,773**	**15,626**	**11,384**	**12,162**	**15,853**	**15,258**	**15,751**	**13,140**	**15,166**	**17,952**	**15,876**	**15,756**	**177,697**
Repairs & Maintenance	2,477	1,050	562	125	2,310	1,901	3,563	1,820	3,034	3,362	2,065	2,581	**24,850**
Utilities	1,818	1,647	2,470	1,050	831	3,146	590	2,126	1,387	2,054	2,113	1,993	**21,225**
MNG Fee & Leasing Fee	2,735	1,030	1,055	880	2,650	973	836	991	788	941	1,015	933	**14,826**
Insurance	0	0	0	5,466	0	0	0	0	0	0	0	0	**5,466**
Professional Fee (Accounting & Legal)	0	0	800	350	0	0	0	0	0	0	0	0	**1,150**
Miscellaneous Expenses	0	0	193	45	400	0	100	100	0	0	0	160	**998**
Total Expenses	**7,031**	**3,727**	**5,080**	**7,916**	**6,190**	**6,019**	**5,089**	**5,037**	**5,209**	**6,357**	**5,193**	**5,666**	**68,514**
NOI	**6,743**	**11,899**	**6,305**	**4,246**	**9,663**	**9,239**	**10,662**	**8,103**	**9,957**	**11,595**	**10,683**	**10,090**	**109,183**
Mortgage *	6,617	6,617	6,617	6,617	6,617	6,617	6,617	6,617	6,617	6,617	6,617	6,617	**79,402**
Net Cash	**126**	**5,283**	**(312)**	**(2,371)**	**3,046**	**2,622**	**4,046**	**1,486**	**3,340**	**4,978**	**4,066**	**3,473**	**29,781**
KERRA - 30% Fee	38	1,585	(94)	(711)	914	787	1,214	446	1,002	1,493	1,220	1,042	**8,934**
Net After KERRA Fee	88	3,698	(218)	(1,660)	2,132	1,835	2,832	1,040	2,338	3,485	2,846	2,431	**20,847**
Portion per Partner (20% each) ***	**18**	**740**	**(44)**	**(332)**	**426**	**367**	**566**	**208**	**468**	**697**	**569**	**486**	**4,169**
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

Cash balance: 25,810

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	**10,005**	**7,342**	**2,663**

OTHER UPDATES

Occupancy Status

The property is fully rented.

Covid-19 Update

In general, our property manager informed us that they see a reduction in rent collection starting in September. Specifically, in Artesian our collection so far was good. The majority of financial help people got from the government for Covid-19 is over and there is uncertainty in regards to the collection of rent in the coming months. In a few specific cases, we have tenants who apply for a special rent aid from the government which helps them catch up with missing rent. We will be monitoring this closely in the coming months to ensure that tenants are paying their rent on a regular basis.