

KERRA Artesian LP - April/2021

FINANCIAL RESULTS - MARCH/2020

Rent Income

The rent collection for March was great, All tenants paid their rent for this month and 2 tenants paid also rent for February.

Expenses

March expenses were high due to pre-rent work on one unit. Also, we needed some work to fix leaks from the roof.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	9,581	12,900	15,671	0	0	0	0	0	0	0	0	0	38,152
Repairs & Maintenance	5,174	7,714	8,082	0	0	0	0	0	0	0	0	0	20,969
Utilities	1,527	2,216	2,332	0	0	0	0	0	0	0	0	0	6,075
MNG Fee & Leasing Fee	905	656	722	0	0	0	0	0	0	0	0	0	2,283
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	101	0	0	0	0	0	0	0	0	0	0	101
Total Expenses	7,606	10,688	11,135	0	0	0	0	0	0	0	0	0	29,429
NOI	1,975	2,212	4,536	0	0	0	0	0	0	0	0	0	8,723
Mortgage *	6,617	6,617	6,617	0	0	0	0	0	0	0	0	0	19,850
Net Cash	(4,642)	(4,404)	(2,081)	0	0	0	0	0	0	0	0	0	(11,127)
KERRA - 30% Fee	(1,393)	(1,321)	(624)	0	0	0	0	0	0	0	0	0	(3,338)
Net After KERRA Fee	(3,249)	(3,083)	(1,457)	0	0	0	0	0	0	0	0	0	(7,789)
Portion per Partner (20% each) ***	(650)	(617)	(291)	0	0	0	0	0	0	0	0	0	(1,558)
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	0	0	0

* 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 Oct/2020 and prior months

Cash balance 4,954

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	8,447	8,950	(502)

OTHER UPDATES

Occupancy Status

The property is fully rented.



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