

KERRA Artesian LP - May/2021

FINANCIAL RESULTS - APRIL/2020

Rent Income

The rent collection for April was good, we have 2 tenants who did not pay their April rent yet and one vacant unit.

Expenses

April expenses were relatively low, all routine expenses.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	9,581	12,900	15,671	12,056	0	0	0	0	0	0	0	0	50,208
Repairs & Maintenance	5,174	7,714	8,082	720	0	0	0	0	0	0	0	0	21,689
Utilities	1,527	2,216	2,332	1,772	0	0	0	0	0	0	0	0	7,847
MNG Fee & Leasing Fee	905	656	722	882	0	0	0	0	0	0	0	0	3,165
Insurance	0	0	0	1,618	0	0	0	0	0	0	0	0	1,618
Professional Fee (Accounting & Legal)	0	0	0	800	0	0	0	0	0	0	0	0	800
Miscellaneous Expenses	0	101	0	0	0	0	0	0	0	0	0	0	101
Total Expenses	7,606	10,688	11,135	5,791	0	0	0	0	0	0	0	0	35,220
NOI	1,975	2,212	4,536	6,265	0	0	0	0	0	0	0	0	14,988
Mortgage *	6,617	6,617	6,617	6,617	0	0	0	0	0	0	0	0	26,467
Net Cash	(4,642)	(4,404)	(2,081)	(352)	0	0	0	0	0	0	0	0	(11,479)
KERRA - 30% Fee	(1,393)	(1,321)	(624)	(106)	0	0	0	0	0	0	0	0	(3,444)
Net After KERRA Fee	(3,249)	(3,083)	(1,457)	(246)	0	0	0	0	0	0	0	0	(8,035)
Portion per Partner (20% each) ***	(650)	(617)	(291)	(49)	0	0	0	0	0	0	0	0	(1,607)
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 5,081

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	8,398	8,950	(552)

OTHER UPDATES

Occupancy Status

We have one vacant unit.

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