

KERRA Artesian LP - June/2021

FINANCIAL RESULTS - MAY/2020

Rent Income

The rent collection for May was good, we have 2 tenants who did not pay their May rent yet and one tenant who paid their rent at the beginning of June.

Expenses

May expenses were relatively high as we paid for work in the vacant unit and also for leasing it.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	9,581	12,900	15,671	12,056	12,683	0	0	0	0	0	0	0	62,891
Repairs & Maintenance	5,174	7,714	8,082	720	6,830	0	0	0	0	0	0	0	28,519
Utilities	1,527	2,216	2,332	1,772	1,335	0	0	0	0	0	0	0	9,182
MNG Fee & Leasing Fee	905	656	722	882	2,894	0	0	0	0	0	0	0	6,060
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	11,059	0	0	0	0	0	0	0	46,279
NOI	1,975	2,212	4,536	6,265	1,624	0	0	0	0	0	0	0	16,612
Mortgage *	6,617	6,617	6,617	6,617	6,617	0	0	0	0	0	0	0	33,084
Net Cash	(4,642)	(4,404)	(2,081)	(352)	(4,993)	0	0	0	0	0	0	0	(16,472)
KERRA - 30% Fee	(1,393)	(1,321)	(624)	(106)	(1,498)	0	0	0	0	0	0	0	(4,942)
Net After KERRA Fee	(3,249)	(3,083)	(1,457)	(246)	(3,495)	0	0	0	0	0	0	0	(11,530)
Portion per Partner (20% each) ***	(650)	(617)	(291)	(49)	(699)	0	0	0	0	0	0	0	(2,306)
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 88

OTHER UPDATES

Occupancy Status

The property is fully rented.



Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

