

KERRA Artesian LP - August/2021

FINANCIAL RESULTS - JULY/2021

Rent Income

The rent collection for July was good, two tenants paid their July rent during August, one tenant received a credit due to bed bugs and one tenant carries a debt of few months

Expenses

July expenses were on the lower end, also there is no mortgage payment for July as the loan was paid off as part of the refinance and the new loan is starting from August.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	9,581	12,900	15,671	12,056	12,683	13,787	10,867	0	0	0	0	0	87,545
Repairs & Maintenance	5,174	7,714	8,082	720	6,830	3,277	852	0	0	0	0	0	32,648
Utilities	1,527	2,216	2,332	1,772	1,335	2,249	1,496	0	0	0	0	0	12,927
MNG Fee & Leasing Fee	905	656	722	882	2,894	829	702	0	0	0	0	0	7,591
Insurance	0	0	0	1,618	0	1,277	0	0	0	0	0	0	2,895
Professional Fee (Accounting & Legal)	0	0	0	800	0	0	0	0	0	0	0	0	800
Miscellaneous Expenses	0	101	0	0	0	156	0	0	0	0	0	0	257
Total Expenses	7,606	10,688	11,135	5,791	11,059	7,788	3,050	0	0	0	0	0	57,117
NOI	1,975	2,212	4,536	6,265	1,624	5,999	7,817	0	0	0	0	0	30,428
Mortgage *	6,617	6,617	6,617	6,617	6,617	7,503	0	0	0	0	0	0	40,587
Net Cash	(4,642)	(4,404)	(2,081)	(352)	(4,993)	(1,503)	7,817	0	0	0	0	0	(10,158)
KERRA - 30% Fee	(1,393)	(1,321)	(624)	(106)	(1,498)	(451)	2,345	0	0	0	0	0	(3,048)
Net After KERRA Fee	(3,249)	(3,083)	(1,457)	(246)	(3,495)	(1,052)	5,472	0	0	0	0	0	(7,111)
Portion per Partner (20% each) ***	(650)	(617)	(291)	(49)	(699)	(210)	1,094	0	0	0	0	0	(1,422)
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 **38,523**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	8,583	8,950	(367)

OTHER UPDATES

Occupancy Status

The property is fully rented.



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