

KERRA Artesian LP - October/2021

FINANCIAL RESULTS - SEPTEMBER/2021

Rent Income

The rent collection for September seems low since we have four tenants who paid their September rent during August. We have 2 tenants who carry a debt of multiple months.

Expenses

September expenses were regular operational expenses.

Partners' Distribution

We will be sending checks of \$1,385 to each partner. This will cover the distribution until the end of September 2021.

	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	34,228	9,506	0	0	0	131,279
Repairs & Maintenance	5,174	7,714	8,082	720	6,830	3,277	852	4,627	1,799	0	0	0	39,074
Utilities	1,527	2,216	2,332	1,772	1,335	2,249	1,496	1,713	1,397	0	0	0	16,038
MNG Fee & Leasing Fee	905	656	722	882	2,894	829	702	695	1,000	0	0	0	9,286
Insurance	0	0	0	1,618	0	1,277	0	1,202	1,202	0	0	0	5,298
Professional Fee (Accounting & Legal)	0	0	0	800	0	0	0	2,425	0	0	0	0	3,225
Miscellaneous Expenses	0	101	0	0	0	156	0	10	0	0	0	0	267
Total Expenses	7,606	10,688	11,135	5,791	11,059	7,788	3,050	10,672	5,398	0	0	0	73,187
NOI	1,975	2,212	4,536	6,265	1,624	5,999	7,817	23,556	4,108	0	0	0	58,092
Mortgage *	6,617	6,617	6,617	6,617	6,617	7,503	0	7,575	7,575	0	0	0	55,738
Net Cash	(4,642)	(4,404)	(2,081)	(352)	(4,993)	(1,503)	7,817	15,981	(3,468)	0	0	0	2,354
KERRA - 30% Fee	(1,393)	(1,321)	(624)	(106)	(1,498)	(451)	2,345	4,794	(1,040)	0	0	0	706
Net After KERRA Fee	(3,249)	(3,083)	(1,457)	(246)	(3,495)	(1,052)	5,472	11,186	(2,427)	0	0	0	1,648
Portion per Partner (20% each) ***	(650)	(617)	(291)	(49)	(699)	(210)	1,094	2,237	(485)	0	0	0	330
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 **41,126**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	10,335	8,950	1,385

OTHER UPDATES

Occupancy Status

The property is fully rented.



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