

KERRA Artesian LP - January/2022

FINANCIAL RESULTS - DECEMBER/2021

Rent Income

Rent collection for December was high. Most tenants paid their full rent in December and two tenants paid partial rent for this month. On the other hand, we have 2 tenants who caught up with their rents payment and one tenant who paid multiple months in advance.

Expenses

December expenses are all regular operational expenses.

Partners' Distribution

We will send checks for \$930 for each partner for Q4.

	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	11,917	23,877	20,148	187,221
Repairs & Maintenance	5,174	7,714	8,082	720	6,830	3,277	852	4,627	1,799	2,462	3,348	1,241	46,125
Utilities	1,527	2,216	2,332	1,772	1,335	2,249	1,496	1,713	1,397	2,120	1,676	2,316	22,150
MNG Fee & Leasing Fee	905	656	722	882	2,894	829	702	695	1,000	2,646	594	1,550	14,074
Insurance	0	0	0	1,618	0	1,277	0	1,202	1,202	0	1,202	0	6,500
Professional Fee (Accounting & Legal)	0	0	0	800	0	0	0	2,425	0	7,362	0	55	10,642
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	14,589	6,820	5,161	99,757
NOI	1,975	2,212	4,536	6,265	1,624	5,999	7,817	23,556	4,108	(2,672)	17,057	14,987	87,464
Mortgage *	6,617	6,617	6,617	6,617	6,617	7,503	0	7,575	7,575	7,575	7,575	7,575	78,464
Net Cash	(4,642)	(4,404)	(2,081)	(352)	(4,993)	(1,503)	7,817	15,981	(3,468)	(10,248)	9,482	7,412	9,000
KERRA - 30% Fee	(1,393)	(1,321)	(624)	(106)	(1,498)	(451)	2,345	4,794	(1,040)	(3,074)	2,845	2,223	2,700
Net After KERRA Fee	(3,249)	(3,083)	(1,457)	(246)	(3,495)	(1,052)	5,472	11,186	(2,427)	(7,173)	6,637	5,188	6,300
Portion per Partner (20% each) ***	(650)	(617)	(291)	(49)	(699)	(210)	1,094	2,237	(485)	(1,435)	1,327	1,038	1,260
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	365	310	675

* 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 Sep/2021 and prior months

Cash balance **38,441**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	11,265	10,335	930

OTHER UPDATES

Occupancy Status

The property is fully rented.



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