

KERRA Artesian LP - September/2022

FINANCIAL RESULTS - AUGUST/2022

Rent Income

The collected rent for this month was good. We have 2 tenants who paid their rent for August in advance in previous months. One tenant covered their August rent during September. In addition, we have one vacant unit, which the tenant covered their debt before they left.

Expenses

Expenses this month are combined with operational and CAPEX, we paid the remaining balance for the exterior work and the hallways.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	7,445	15,117	13,946	12,872	19,111	13,620	12,757	13,536	0	0	0	0	108,404
Repairs & Maintenance	1,136	720	2,005	826	847	884	720	1,240	0	0	0	0	8,378
Utilities	2,515	2,846	2,813	2,363	2,504	1,845	1,051	2,466	0	0	0	0	18,404
MNG Fee & Leasing Fee	1,092	495	859	925	826	1,113	775	789	0	0	0	0	6,874
Insurance	0	0	0	1,286	2,882	0	0	0	0	0	0	0	4,168
Professional Fee & Misc.	100	73	900	6	85	401	1,319	217	0	0	0	0	3,101
CAPEX	0	4,000	5,840	0	0	1,575	8,500	8,900	0	0	0	0	28,815
Mortgage	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	0	0	0	0	60,604
Total Cash Out	12,419	15,710	19,993	12,981	14,720	13,393	19,941	21,188	0	0	0	0	130,344
Net Cash	(4,974)	(593)	(6,047)	(109)	4,391	227	(7,184)	(7,652)	0	0	0	0	(21,940)
KERRA - 30% Fee	(1,492)	(178)	(1,814)	(33)	1,317	68	(2,155)	(2,295)	0	0	0	0	(6,582)
Net After KERRA Fee	(3,482)	(415)	(4,233)	(77)	3,074	159	(5,029)	(5,356)	0	0	0	0	(15,358)
Portion per Partner (20% each) *	(696)	(83)	(847)	(15)	615	32	(1,006)	(1,071)	0	0	0	0	(3,072)

* Partners' distribution was paid for Dec/2021 and prior months

Cash balance **32,498**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	8,194	11,265	(3,072)

OTHER UPDATES

Occupancy Status

We have one vacant unit which we are working on to make it rent-ready.

Sale Updates

Following recent communication with you all, we are working with the buyer thru due diligence. He is also working on the loan. There are a few minor items that are taken care of, but nothing major.



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