

15701 Lamon Ave. Oak Forest – January 2018

Financial Results – December/2017:

Rent income – We are still in stabilization period with the rent income, paying close attention to tenants who are late with their rent payments. We expect to have few evictions in the coming months.

Expenses – We have started to get few bills for ongoing expenses.

Partners' distribution –

- In the coming days, we will be sending our first quarterly checks for months: October, November & December. Checks' amount is: \$1,461 for each partner.
- Those \$1,461 represent a return of 2.92% for the fourth quarter.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	0	0	0	0	0	0	0	0	0	7,150	8,325	7,527	23,002
Repairs & Maintenance	0	0	0	0	0	0	0	0	0	0	25	325	350
Utilities	0	0	0	0	0	0	0	0	0	196	0	232	428
MNG Fee & Leasing Fee	0	0	0	0	0	0	0	0	0	500	500	659	1,659
Insurance & Property Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	0	0	0	0	0	0	1,550	4,100	0	0	375	6,025
Miscellaneous Expenses	0	0	0	0	0	0	0	0	361	44	0	0	405
Total Expenses	0	0	0	0	0	0	0	1,550	4,461	740	525	1,591	8,868
NOI	0	0	0	0	0	0	0	(1,550)	(4,461)	6,410	7,800	5,936	14,134
Mortgage *	0	0	0	0	0	0	0	0	0	0	5,898	5,898	11,795
Net Cash before Income Tax	0	0	0	0	0	0	0	(1,550)	(4,461)	6,410	1,902	38	2,339
KERRA - 30% Fee				0	0					1,923	571	11	2,505
Net After KERRA Fee			0	0	0					4,487	1,332	27	5,845
Portion per Partner (25% each) ***			0	0	0					1,122	333	7	1,461
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	0	0	0

Recently was taken care of & Plans for the coming weeks:

- **Leases Renewal** – We have sent all tenants a notice that rents will increase once they are renewed. To reduce the amounts of leases ending during winter, we have offered tenants to renew their leases for periods of 15-18 months according to their choice.
- **Units improvements program** – We offered tenants to improve some items in their units (paint, carpet) in return to more significant rent increase than the usual: \$50-\$75
- **Repairs are in progress** – all items we have mentioned last month are in progress, we will update next month

Annual tax filling – upcoming steps:

- We will submit the entire file and all required documents to our accountant for his review.
- Starting February 1st he can submit the tax return for KERRA Artesian LP.
- Each partner will receive a K1 form that details your share in the profit. You will need to submit your personal tax in the USA based on this K1.
- If you do not have an American tax ID it would be a good timing to contact our accountant, or any accountant of your choice to start working on the required documents for and ITIN (non-American residents tax ID).

