KERRA Lamon LP - March/2019

FINANCIAL RESULTS - FEBRUARY/2019

Rent Income

Rent collection for February was good, only one rent that was not paid on time.

Expenses

Low operational expenses for this month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**11,161**	**9,840**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**21,001**
Repairs & Maintenance	1,365	615	0	0	0	0	0	0	0	0	0	0	**1,980**
Utilities	378	549	0	0	0	0	0	0	0	0	0	0	**927**
MNG Fee & Leasing Fee	980	930	0	0	0	0	0	0	0	0	0	0	**1,910**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	140	0	0	0	0	0	0	0	0	0	0	**140**
Miscellaneous Expenses	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Total Expenses	**2,723**	**2,234**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,956**
NOI	**8,438**	**7,606**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16,045**
Mortgage *	5,051	5,051	0	0	0	0	0	0	0	0	0	0	**10,102**
Net Cash before Income Tax	**3,387**	**2,555**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5,943**
KERRA - 30% Fee	1,016	767	0	0	0	0	0	0	0	0	0	0	**1,783**
Net After KERRA Fee	2,371	1,789	0	0	0	0	0	0	0	0	0	0	**4,160**
Portion per Partner (25% each) *	**593**	**447**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,040**
**Major Rehab & Appliances ** **	450	0	0	0	0	0	0	0	0	0	0	0	**450**

* 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 Dec/2018 and prior months

OTHER UPDATES

Occupancy Status

The property is fully rented. The total rent is $10,450.

Management Change

The new management is fully in charge by now and is getting to know the property and tenants. Until now there are no major challenges.

Tax Season

All K1s were sent to partners.