

KERRA Lamon LP - April/2019

FINANCIAL RESULTS - MARCH/2019

Rent Income

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

Expenses

Regular operational expenses for this month

Profit Distribution

We have accumulated profit per partner of \$1,561, for the months of Jan-Mar, checks will be sent within the coming days. You can see in the table below we have added a section that reflects the balance per partner for the profit distribution.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	11,161	9,840	10,473	0	0	0	0	0	0	0	0	0	31,474
Repairs & Maintenance	1,365	615	350	0	0	0	0	0	0	0	0	0	2,330
Utilities	378	549	919	0	0	0	0	0	0	0	0	0	1,845
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	695	0	0	0	0	0	0	0	0	0	835
Miscellaneous Expenses	0	0	480	0	0	0	0	0	0	0	0	0	480
Total Expenses	2,723	2,234	2,444	0	0	0	0	0	0	0	0	0	7,400
NOI	8,438	7,606	8,029	0	0	0	0	0	0	0	0	0	24,073
Mortgage *	5,051	5,051	5,051	0	0	0	0	0	0	0	0	0	15,153
Net Cash before Income Tax	3,387	2,555	2,978	0	0	0	0	0	0	0	0	0	8,920
KERRA - 30% Fee	1,016	767	893	0	0	0	0	0	0	0	0	0	2,676
Net After KERRA Fee	2,371	1,789	2,084	0	0	0	0	0	0	0	0	0	6,244
Portion per Partner (25% each) ***	593	447	521	0	0	0	0	0	0	0	0	0	1,561
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

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	4,817	3,256	1,561

OTHER UPDATES

Occupancy Status

The property is fully rented with total rent of \$10,450. We have one tenant under eviction.



Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

