

KERRA Lamon LP - May/2019

FINANCIAL RESULTS - MAY/2019

Rent Income

Rent collection for April was good.

Expenses

We have a high water bill since we are catching up for a few months that bills did not come in. Management fee was also caught up for March.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	11,161	9,840	10,473	10,261	0	0	0	0	0	0	0	0	41,735
Repairs & Maintenance	1,365	615	350	1,064	0	0	0	0	0	0	0	0	3,394
Utilities	378	549	919	5,365	0	0	0	0	0	0	0	0	7,210
MNG Fee & Leasing Fee	980	930	0	1,885	0	0	0	0	0	0	0	0	3,795
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	140	695	945	0	0	0	0	0	0	0	0	1,780
Miscellaneous Expenses	0	0	480	0	0	0	0	0	0	0	0	0	480
Total Expenses	2,723	2,234	2,444	9,259	0	0	0	0	0	0	0	0	16,659
NOI	8,438	7,606	8,029	1,002	0	0	0	0	0	0	0	0	25,076
Mortgage *	5,051	5,051	5,051	5,051	0	0	0	0	0	0	0	0	20,204
Net Cash	3,387	2,555	2,978	(4,049)	0	0	0	0	0	0	0	0	4,871
KERRA - 30% Fee	1,016	767	893	(1,215)	0	0	0	0	0	0	0	0	1,461
Net After KERRA Fee	2,371	1,789	2,084	(2,834)	0	0	0	0	0	0	0	0	3,410
Portion per Partner (25% each) ***	593	447	521	(709)	0	0	0	0	0	0	0	0	853
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 Mar/2019 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	4,108	4,817	(709)

OTHER UPDATES

Occupancy Status

The property is fully rented for a total rent of \$10,450. The tenant who was under eviction, got a court order to follow a payment plan to catch up with his delinquent rent.



Copyright © 2019 KERRA Investments, All rights reserved.

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

