KERRA Lamon LP - June/2019

FINANCIAL RESULTS - MAY/2019

Rent Income

Rent collection for May was higher than the rent roll as our property manager were able to collect old rents.

Expenses

Expenses are relatively low this month.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**11,161**	**9,840**	**10,473**	**10,261**	**12,100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**53,835**
Repairs & Maintenance	1,365	615	350	1,064	402	0	0	0	0	0	0	0	**3,795**
Utilities	378	549	919	5,365	440	0	0	0	0	0	0	0	**7,650**
MNG Fee & Leasing Fee	980	930	0	1,885	880	0	0	0	0	0	0	0	**4,675**
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**	**1,722**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18,381**
NOI	**8,438**	**7,606**	**8,029**	**1,002**	**10,378**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**35,454**
Mortgage *	5,051	5,051	5,051	5,051	5,051	0	0	0	0	0	0	0	**25,255**
Net Cash	**3,387**	**2,555**	**2,978**	**(4,049)**	**5,327**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10,199**
KERRA - 30% Fee	1,016	767	893	(1,215)	1,598	0	0	0	0	0	0	0	**3,060**
Net After KERRA Fee	2,371	1,789	2,084	(2,834)	3,729	0	0	0	0	0	0	0	**7,139**
Portion per Partner (25% each) ***	**593**	**447**	**521**	**(709)**	**932**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,785**
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	**5,040**	**4,817**	**224**

OTHER UPDATES

Occupancy Status

The property is fully rented, we went thru a cycle of raising rents for almost all tenants. The total rent roll is $11,040.