

KERRA Lamon LP - July/2019

FINANCIAL RESULTS - JUNE/2019

Rent Income

Rent collection for June was good.

Expenses

Expenses are relatively high this month as we paid the insurance.

Partners' Distribution

The income per partner that has been accumulated during the months of Apr-Jun is reflected in the table below and will be distributed in the coming days.

Total net cash for partners:

Six months: January - June/2019 is \$7,367 represents 3.9% return

Twelve months: July/2018 - June/2019 is: \$13,834 represents 7.3% return

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	11,161	9,840	10,473	10,261	12,100	10,700	0	0	0	0	0	0	64,535
Repairs & Maintenance	1,365	615	350	1,064	402	485	0	0	0	0	0	0	4,280
Utilities	378	549	919	5,365	440	419	0	0	0	0	0	0	8,069
MNG Fee & Leasing Fee	980	930	0	1,885	880	1,030	0	0	0	0	0	0	5,705
Insurance	0	0	0	0	0	3,239	0	0	0	0	0	0	3,239
Professional Fee (Accounting & Legal)	0	140	695	945	0	150	0	0	0	0	0	0	1,930
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	5,323	0	0	0	0	0	0	23,703
NOI	8,438	7,606	8,029	1,002	10,378	5,377	0	0	0	0	0	0	40,831
Mortgage *	5,051	5,051	5,051	5,051	5,051	5,051	0	0	0	0	0	0	30,306
Net Cash	3,387	2,555	2,978	(4,049)	5,327	326	0	0	0	0	0	0	10,525
KERRA - 30% Fee	1,016	767	893	(1,215)	1,598	98	0	0	0	0	0	0	3,157
Net After KERRA Fee	2,371	1,789	2,084	(2,834)	3,729	228	0	0	0	0	0	0	7,367
Portion per Partner (25% each) ***	593	447	521	(709)	932	57	0	0	0	0	0	0	1,842
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	5,098	4,817	281

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.



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](#).

