

KERRA Lamon LP - November/2019

FINANCIAL RESULTS - OCTOBER/2019

Rent Income

Rent collection for October was good.

Expenses

Regular expenses for the month of October. The management fee was not charged yet, the property manager will catch up with this next 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	10,700	10,655	10,965	10,090	10,890	0	0	107,135
Repairs & Maintenance	1,365	615	350	1,064	402	485	1,968	2,498	1,320	1,299	0	0	11,365
Utilities	378	549	919	5,365	440	419	2,497	593	121	2,298	0	0	13,577
MNG Fee & Leasing Fee	980	930	0	1,885	880	1,030	1,080	1,805	1,030	0	0	0	9,620
Insurance	0	0	0	0	0	3,239	0	0	3,270	0	0	0	6,509
Professional Fee (Accounting & Legal)	0	140	695	945	0	150	0	220	0	0	0	0	2,150
Miscellaneous Expenses	0	0	480	0	0	0	135	0	0	0	0	0	615
Total Expenses	2,723	2,234	2,444	9,259	1,722	5,323	5,680	5,115	5,741	3,597	0	0	43,836
NOI	8,438	7,606	8,029	1,002	10,378	5,377	4,975	5,850	4,349	7,293	0	0	63,298
Mortgage *	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,173	0	0	50,633
Net Cash	3,387	2,555	2,978	(4,049)	5,327	326	(76)	799	(702)	2,120	0	0	12,666
KERRA - 30% Fee	1,016	767	893	(1,215)	1,598	98	(23)	240	(210)	636	0	0	3,800
Net After KERRA Fee	2,371	1,789	2,084	(2,834)	3,729	228	(53)	559	(491)	1,484	0	0	8,866
Portion per Partner (25% each) ***	593	447	521	(709)	932	57	(13)	140	(123)	371	0	0	2,216
Major Rehab & Appliances **	450	0	0	0	0	0	0	1,350	396	0	0	0	2,196

* 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 Jun/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	5,472	5,098	375

OTHER UPDATES

Occupancy Status

This property is currently 100% occupied.



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