

KERRA Lamon LP - December/2019

FINANCIAL RESULTS - NOVEMBER/2019

Rent Income

Rent collection for November was higher than the total rent roll, as we have 3 tenants that paid their December rent at the end of November.

Expenses

November expenses were relatively low. We did not have many items that needed to be fixed and also the gas bill did not come in. On the other hand, the management fee was caught up from last month and also the recycling expense.

	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	13,185	0	120,320
Repairs & Maintenance	1,365	615	350	1,064	402	485	1,968	2,498	1,320	1,299	471	0	11,836
Utilities	378	549	919	5,365	440	419	2,497	593	121	2,298	304	0	13,881
MNG Fee & Leasing Fee	980	930	0	1,885	880	1,030	1,080	1,805	1,030	0	2,560	0	12,180
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	200	0	815
Total Expenses	2,723	2,234	2,444	9,259	1,722	5,323	5,680	5,115	5,741	3,597	3,535	0	47,371
NOI	8,438	7,606	8,029	1,002	10,378	5,377	4,975	5,850	4,349	7,293	9,650	0	72,949
Mortgage *	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,173	5,173	0	55,806
Net Cash	3,387	2,555	2,978	(4,049)	5,327	326	(76)	799	(702)	2,120	4,477	0	17,143
KERRA - 30% Fee	1,016	767	893	(1,215)	1,598	98	(23)	240	(210)	636	1,343	0	5,143
Net After KERRA Fee	2,371	1,789	2,084	(2,834)	3,729	228	(53)	559	(491)	1,484	3,134	0	12,000
Portion per Partner (25% each) ***	593	447	521	(709)	932	57	(13)	140	(123)	371	784	0	3,000
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	6,256	5,098	1,158

OTHER UPDATES

Occupancy Status

This property is currently 100% occupied.



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

