KERRA Lamon LP - February/2020

FINANCIAL RESULTS - JANUARY/2020

Rent Income

Rent collection for January was OK. We have one vacant unit and one tenant who paid his rent in a delay.

Expenses

January expenses were relatively low. The water bill did not come in, we expect it next month.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**9,798**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9,798**
Repairs & Maintenance	771	0	0	0	0	0	0	0	0	0	0	0	**771**
Utilities	663	0	0	0	0	0	0	0	0	0	0	0	**663**
MNG Fee & Leasing Fee	880	0	0	0	0	0	0	0	0	0	0	0	**880**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Miscellaneous Expenses	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Total Expenses	**2,315**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,315**
NOI	**7,483**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7,483**
Mortgage *	5,173	0	0	0	0	0	0	0	0	0	0	0	**5,173**
Net Cash	**2,310**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,310**
KERRA - 30% Fee	693	0	0	0	0	0	0	0	0	0	0	0	**693**
Net After KERRA Fee	1,617	0	0	0	0	0	0	0	0	0	0	0	**1,617**
Portion per Partner (25% each) ***	**404**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**404**
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	0	0	**0**

* 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 Dec/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	**6,828**	**6,424**	**404**

OTHER UPDATES

Occupancy Status

We have one vacant unit which is rent ready and listed on the market.

Tax Return 2019

We are at the stage of wrapping up the tax return in the US for all our properties. Soon the K-1 forms will be available and I will send them to all investors by email. The next step will be to approach your USA accountant and work with them on your personal tax