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KERRA Lamon LP - March/2020

FINANCIAL RESULTS - FEBRUARY/2020

Rent Income

Rent collection for February is lower than usual since we have one vacant unit, also we have one tenant who paid February's rent in March and one who paid it in January.

Expenses

February expenses are regular operational expenses.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**9,798**	**8,921**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18,719**
Repairs & Maintenance	771	396	0	0	0	0	0	0	0	0	0	0	**1,167**
Utilities	663	2,376	0	0	0	0	0	0	0	0	0	0	**3,039**
MNG Fee & Leasing Fee	880	905	0	0	0	0	0	0	0	0	0	0	**1,785**
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**	**3,677**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5,992**
NOI	**7,483**	**5,244**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12,728**
Mortgage *	5,173	5,173	0	0	0	0	0	0	0	0	0	0	**10,346**
Net Cash	**2,310**	**71**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,381**
KERRA - 30% Fee	693	21	0	0	0	0	0	0	0	0	0	0	**714**
Net After KERRA Fee	1,617	50	0	0	0	0	0	0	0	0	0	0	**1,667**
Portion per Partner (25% each) ***	**404**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**417**
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	**6,841**	**6,424**	**417**

OTHER UPDATES

Occupancy Status

We have one vacant unit which is rent ready and listed on the market. This unit was recently rented.

Tax Return 2019

All K-1 forms were sent to investors, you can work with your American accountant of filing your 2019 tax return in the US if you haven't done so already