KERRA Lamon LP - April/2020

FINANCIAL RESULTS - MARCH/2020

Rent Income

Rent collection for March was OK, we have 2 tenants who did not pay their rent and one vacant unit (which was recently rented)

Expenses

March expenses are regular operational expenses. In addition, we had this month the bill from our accountant for the tax return filing.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**9,798**	**8,921**	**9,135**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**27,854**
Repairs & Maintenance	771	396	270	0	0	0	0	0	0	0	0	0	**1,437**
Utilities	663	2,376	192	0	0	0	0	0	0	0	0	0	**3,231**
MNG Fee & Leasing Fee	880	905	1,055	0	0	0	0	0	0	0	0	0	**2,840**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	0	800	0	0	0	0	0	0	0	0	0	**800**
Miscellaneous Expenses	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Total Expenses	**2,315**	**3,677**	**2,317**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8,308**
NOI	**7,483**	**5,244**	**6,818**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19,546**
Mortgage *	5,173	5,173	5,173	0	0	0	0	0	0	0	0	0	**15,520**
Net Cash	**2,310**	**71**	**1,645**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,026**
KERRA - 30% Fee	693	21	494	0	0	0	0	0	0	0	0	0	**1,208**
Net After KERRA Fee	1,617	50	1,152	0	0	0	0	0	0	0	0	0	**2,818**
Portion per Partner (25% each) ***	**404**	**12**	**288**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**705**
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	**7,129**	**6,424**	**705**

OTHER UPDATES

Occupancy Status

The vacant unit was rented, the tenant moves in on April. The property now is fully occupied.