

KERRA Lamon LP - Septebmer/2020

FINANCIAL RESULTS - AUGUST/2020

Rent Income

Rent collection for August was good, we have 2 tenants that did not pay their August rent yet.

Expenses

August expenses are regular operational expenses.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	9,798	8,921	9,135	10,758	12,152	14,446	12,575	9,741	0	0	0	0	87,526
Repairs & Maintenance	771	396	270	873	725	1,066	720	2,625	0	0	0	0	7,447
Utilities	663	2,376	192	611	1,944	769	2,971	356	0	0	0	0	9,882
MNG Fee & Leasing Fee	880	905	1,055	1,680	728	680	748	1,505	0	0	0	0	8,181
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	560	0	51	0	0	0	0	611
Total Expenses	2,315	3,677	2,317	3,164	3,397	3,075	4,439	4,537	0	0	0	0	26,921
NOI	7,483	5,244	6,818	7,594	8,755	11,371	8,136	5,204	0	0	0	0	60,605
Mortgage *	5,173	5,173	5,173	5,173	5,173	5,173	5,173	5,173	0	0	0	0	41,386
Net Cash	2,310	71	1,645	2,421	3,581	6,198	2,963	30	0	0	0	0	19,219
KERRA - 30% Fee	693	21	494	726	1,074	1,859	889	9	0	0	0	0	5,766
Net After KERRA Fee	1,617	50	1,152	1,695	2,507	4,338	2,074	21	0	0	0	0	13,454
Portion per Partner (25% each) ***	404	12	288	424	627	1,085	518	5	0	0	0	0	3,363
Major Rehab & Appliances **	0	0	0	0	0	0	1,917	0	0	0	0	0	1,917

* 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/2020 and prior months

Cash balance **44,460**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	9,788	9,264	524

OTHER UPDATES

Occupancy Status

The building is fully occupied.

Covid-19 Update

Our collection was good for the month of August. We will be monitoring the collection closely in the coming months to ensure that tenants are paying their rent on a regular basis.



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