

KERRA Lamon LP - February/2021

FINANCIAL RESULTS - JANUARY/2020

Rent Income

Rent collection for January was OK, one tenant paid their January rent at the end of December. Another tenant paid their rent at the beginning of February and one tenant did not pay yet.

Expenses

January expenses are regular operational expenses.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	10,440	0	0	0	0	0	0	0	0	0	0	0	10,440
Repairs & Maintenance	1,231	0	0	0	0	0	0	0	0	0	0	0	1,231
Utilities	3,344	0	0	0	0	0	0	0	0	0	0	0	3,344
MNG Fee & Leasing Fee	678	0	0	0	0	0	0	0	0	0	0	0	678
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	5,252	0	0	0	0	0	0	0	0	0	0	0	5,252
NOI	5,188	0	0	0	0	0	0	0	0	0	0	0	5,188
Mortgage *	5,173	0	0	0	0	0	0	0	0	0	0	0	5,173
Net Cash	14	0	0	0	0	0	0	0	0	0	0	0	14
KERRA - 30% Fee	4	0	0	0	0	0	0	0	0	0	0	0	4
Net After KERRA Fee	10	0	0	0	0	0	0	0	0	0	0	0	10
Portion per Partner (25% each) ***	3	0	0	0	0	0	0	0	0	0	0	0	3
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/2020 and prior months

Cash balance **42,685**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	10,550	10,547	3

OTHER UPDATES

Occupancy Status

The building is fully occupied.

Covid-19 Update

In general, our property manager informed us that they see a reduction in rent collection, starting in September. Specifically, in Lamon our collection so far was OK. The majority of financial help people got from the government for Covid-19 is over and there is uncertainty in regards to the collection of rent in the coming months. We will be monitoring this closely in the coming months to ensure that tenants are paying their rent on a regular basis.



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