

KERRA Lamon LP - March/2021

FINANCIAL RESULTS - FEBRUARY/2020

Rent Income

Rent collection for February was very good, we got the rent from most tenants either during February or at the beginning of March. One tenant is fully caught up with multiple months of rent. One tenant is still carrying a debt for few months.

Expenses

February expenses are relatively low.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	10,440	12,950	0	0	0	0	0	0	0	0	0	0	23,390
Repairs & Maintenance	1,231	1,527	0	0	0	0	0	0	0	0	0	0	2,758
Utilities	3,344	617	0	0	0	0	0	0	0	0	0	0	3,961
MNG Fee & Leasing Fee	678	668	0	0	0	0	0	0	0	0	0	0	1,346
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	934	0	0	0	0	0	0	0	0	0	0	934
Miscellaneous Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	5,252	3,746	0	0	0	0	0	0	0	0	0	0	8,999
NOI	5,188	9,204	0	0	0	0	0	0	0	0	0	0	14,391
Mortgage *	5,173	5,173	0	0	0	0	0	0	0	0	0	0	10,346
Net Cash	14	4,031	0	0	0	0	0	0	0	0	0	0	4,045
KERRA - 30% Fee	4	1,209	0	0	0	0	0	0	0	0	0	0	1,214
Net After KERRA Fee	10	2,821	0	0	0	0	0	0	0	0	0	0	2,832
Portion per Partner (25% each) ***	3	705	0	0	0	0	0	0	0	0	0	0	708
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 **46,043**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	11,255	10,547	708

OTHER UPDATES

Occupancy Status

The building is fully occupied.

Tax Return 2020

Tax return for this partnership was submitted and K-1 forms were distributed to partners. The next step will be to approach your USA accountant and work with them on your personal tax.



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