

KERRA Lamon LP - April/2021

FINANCIAL RESULTS - MARCH/2020

Rent Income

Rent collection for March was very good, 15 out of our 16 tenants paid their rent for March and one caught up for their missing February rent. We still have one tenant who is carrying a debt for multiple months.

Expenses

March expenses are relatively low.

Partners' Distribution

We will be sending profit-sharing checks in the coming days as reflected in the table below.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	10,440	12,950	11,450	0	0	0	0	0	0	0	0	0	34,840
Repairs & Maintenance	1,231	1,527	920	0	0	0	0	0	0	0	0	0	3,678
Utilities	3,344	617	698	0	0	0	0	0	0	0	0	0	4,658
MNG Fee & Leasing Fee	678	668	815	0	0	0	0	0	0	0	0	0	2,160
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	2,432	0	0	0	0	0	0	0	0	0	11,431
NOI	5,188	9,204	9,018	0	0	0	0	0	0	0	0	0	23,409
Mortgage *	5,173	5,173	5,173	0	0	0	0	0	0	0	0	0	15,520
Net Cash	14	4,031	3,844	0	0	0	0	0	0	0	0	0	7,889
KERRA - 30% Fee	4	1,209	1,153	0	0	0	0	0	0	0	0	0	2,367
Net After KERRA Fee	10	2,821	2,691	0	0	0	0	0	0	0	0	0	5,523
Portion per Partner (25% each) ***	3	705	673	0	0	0	0	0	0	0	0	0	1,381
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 **49,888**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	11,928	10,547	1,381

OTHER UPDATES

Occupancy Status

The building is fully occupied.



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