

KERRA Lamon LP - July/2021

FINANCIAL RESULTS - JUNE/2020

Rent Income

Rent collection for June was good, but seems low due to the following:

- Two tenants did not pay their June rent or paid it partially.
- One tenant paid June's rent at the end of May.
- One tenant is still covered by the grant received in May.
- One tenant received a grant during July that covers multiple months he did not pay in the past.

Expenses

June expenses are regular operational expenses. Utilities are low since the water bill for this property come every quarter and will be reflected next month

Partners' Distribution

During Q2 we have accumulated a profit of \$896 per partner, checks will be sent in the coming week.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	10,440	12,950	11,450	10,847	12,353	7,815	0	0	0	0	0	0	65,855
Repairs & Maintenance	1,231	1,527	920	1,220	1,320	3,248	0	0	0	0	0	0	9,466
Utilities	3,344	617	698	3,473	592	369	0	0	0	0	0	0	9,093
MNG Fee & Leasing Fee	678	668	815	608	655	720	0	0	0	0	0	0	4,144
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	934	0	800	0	0	0	0	0	0	0	0	1,734
Miscellaneous Expenses	0	0	0	32	0	0	0	0	0	0	0	0	32
Total Expenses	5,252	3,746	2,432	6,133	2,567	4,337	0	0	0	0	0	0	24,468
NOI	5,188	9,204	9,018	4,714	9,786	3,478	0	0	0	0	0	0	41,387
Mortgage *	5,173	5,173	5,173	5,173	2,487	5,196	0	0	0	0	0	0	28,376
Net Cash	14	4,031	3,844	(459)	7,299	(1,719)	0	0	0	0	0	0	13,011
KERRA - 30% Fee	4	1,209	1,153	(138)	2,190	(516)	0	0	0	0	0	0	3,903
Net After KERRA Fee	10	2,821	2,691	(321)	5,109	(1,203)	0	0	0	0	0	0	9,107
Portion per Partner (25% each) ***	3	705	673	(80)	1,277	(301)	0	0	0	0	0	0	2,277
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 Mar/2021 and prior months

Cash balance **45,151**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	12,824	11,928	896

OTHER UPDATES

Occupancy Status

The building is fully occupied.



Copyright © 2021 KERRA Investments, All rights reserved.

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

