

KERRA Lamon LP - August/2021

FINANCIAL RESULTS - JULY/2021

Rent Income

Rent collection for July was very high, one tenant did not pay his rent for few months, on the other hand, one tenant received a rent aid grant for 12 months of rent.

Expenses

July expenses are regular operational expenses. Utilities are high since we received the quarterly water bill.

	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	18,688	0	0	0	0	0	84,543
Repairs & Maintenance	1,231	1,527	920	1,220	1,320	3,248	1,894	0	0	0	0	0	11,360
Utilities	3,344	617	698	3,473	592	369	3,096	0	0	0	0	0	12,189
MNG Fee & Leasing Fee	678	668	815	608	655	720	402	0	0	0	0	0	4,546
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	800	0	0	0	0	0	832
Total Expenses	5,252	3,746	2,432	6,133	2,567	4,337	6,192	0	0	0	0	0	30,661
NOI	5,188	9,204	9,018	4,714	9,786	3,478	12,496	0	0	0	0	0	53,883
Mortgage *	5,173	5,173	5,173	5,173	2,487	5,196	5,196	0	0	0	0	0	33,573
Net Cash	14	4,031	3,844	(459)	7,299	(1,719)	7,299	0	0	0	0	0	20,310
KERRA - 30% Fee	4	1,209	1,153	(138)	2,190	(516)	2,190	0	0	0	0	0	6,093
Net After KERRA Fee	10	2,821	2,691	(321)	5,109	(1,203)	5,110	0	0	0	0	0	14,217
Portion per Partner (25% each) ***	3	705	673	(80)	1,277	(301)	1,277	0	0	0	0	0	3,554
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 Jun/2021 and prior months

Cash balance **51,554**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	14,101	12,824	1,277

OTHER UPDATES

Occupancy Status

The building is fully occupied.



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