

KERRA Lamon LP - October/2021

FINANCIAL RESULTS - SEPTEMBER/2021

Rent Income

Rent collection for September seems low, but 3 tenants paid their September rent in October and two tenants paid it during August. One tenant did not pay his rent for a few months.

Expenses

September expenses are on the lower end, regular operational expenses.

Partners' Distribution

We will send each partner a check for \$1,688, this will cover Q3 distribution.

	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	10,993	7,850	0	0	0	103,386
Repairs & Maintenance	1,231	1,527	920	1,220	1,320	3,248	1,894	1,503	2,320	0	0	0	15,183
Utilities	3,344	617	698	3,473	592	369	3,096	490	424	0	0	0	13,104
MNG Fee & Leasing Fee	678	668	815	608	655	720	402	1,168	0	0	0	0	5,714
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	200	0	0	0	1,032
Total Expenses	5,252	3,746	2,432	6,133	2,567	4,337	6,192	3,162	2,944	0	0	0	36,767
NOI	5,188	9,204	9,018	4,714	9,786	3,478	12,496	7,831	4,905	0	0	0	66,619
Mortgage *	5,173	5,173	5,173	5,173	2,487	5,196	5,196	5,196	5,196	0	0	0	43,965
Net Cash	14	4,031	3,844	(459)	7,299	(1,719)	7,299	2,635	(291)	0	0	0	22,654
KERRA - 30% Fee	4	1,209	1,153	(138)	2,190	(516)	2,190	790	(87)	0	0	0	6,796
Net After KERRA Fee	10	2,821	2,691	(321)	5,109	(1,203)	5,110	1,844	(204)	0	0	0	15,858
Portion per Partner (25% each) ***	3	705	673	(80)	1,277	(301)	1,277	461	(51)	0	0	0	3,964
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 **51,210**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	14,512	12,824	1,688

OTHER UPDATES

Occupancy Status

The building is fully occupied.



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