

KERRA Lamon LP - January/2022

FINANCIAL RESULTS - DECEMBER/2021

Rent Income

Rent collection for December was good, all tenants paid their December rent. We currently have one tenant who still owes us 2 months of rent.

Expenses

We had electrical work done thru the building, as a result of the annual city inspection. We were required to replace many of the GFCI outlets as well as some other outlets in the property. Other than that expenses are mostly regular operational expenses.

Partners' Distribution

We will send a check of \$762 per partner for Q4 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	14,498	12,228	15,572	145,684
Repairs & Maintenance	1,231	1,527	920	1,220	1,320	3,248	1,894	1,503	2,320	1,268	4,220	6,904	27,575
Utilities	3,344	617	698	3,473	592	369	3,096	490	424	3,166	468	624	17,361
MNG Fee & Leasing Fee	678	668	815	608	655	720	402	1,168	0	1,366	681	1,523	9,284
Insurance	0	0	0	0	0	0	0	0	0	361	376	376	1,113
Professional Fee (Accounting & Legal)	0	934	0	800	0	0	0	0	0	0	642	0	2,376
Miscellaneous Expenses	0	0	0	32	0	0	800	0	200	0	201	180	1,413
Total Expenses	5,252	3,746	2,432	6,133	2,567	4,337	6,192	3,162	2,944	6,161	6,587	9,607	59,122
NOI	5,188	9,204	9,018	4,714	9,786	3,478	12,496	7,831	4,905	8,337	5,641	5,965	86,562
Mortgage *	5,173	5,173	5,173	5,173	2,487	5,196	5,196	5,196	5,196	5,196	5,196	5,196	59,555
Net Cash	14	4,031	3,844	(459)	7,299	(1,719)	7,299	2,635	(291)	3,140	445	769	27,008
KERRA - 30% Fee	4	1,209	1,153	(138)	2,190	(516)	2,190	790	(87)	942	133	231	8,102
Net After KERRA Fee	10	2,821	2,691	(321)	5,109	(1,203)	5,110	1,844	(204)	2,198	311	538	18,905
Portion per Partner (25% each) ***	3	705	673	(80)	1,277	(301)	1,277	461	(51)	550	78	135	4,726
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	0	431	431

* 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 Sep/2021 and prior months

Cash balance **43,302**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	15,274	14,512	762

OTHER UPDATES

Occupancy Status

Property is fully rented.



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