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KERRA Lamon LP - March/2022

FINANCIAL RESULTS - FEBRYARY/2021

Rent Income

Rent collection for February was OK, two tenants paid their February rent during January, two tenants did not pay yet and three other tenants paid their February rent at the beginning of March

Expenses

Expenses for February were higher than usual since we had some unit work done.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	**11,925**	**7,296**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19,221**
Repairs & Maintenance	720	720	0	0	0	0	0	0	0	0	0	0	**1,440**
Utilities	3,459	973	0	0	0	0	0	0	0	0	0	0	**4,432**
MNG Fee & Leasing Fee	892	716	0	0	0	0	0	0	0	0	0	0	**1,608**
Insurance	376	376	0	0	0	0	0	0	0	0	0	0	**752**
Professional Fee & Misc.	52	0	0	0	0	0	0	0	0	0	0	0	**52**
CAPEX	0	3,569	0	0	0	0	0	0	0	0	0	0	**3,569**
Mortgage	5,196	5,196	0	0	0	0	0	0	0	0	0	0	**10,393**
Total Cash Out	**10,695**	**11,550**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22,245**
Net Cash	**1,230**	**(4,254)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**(3,024)**
KERRA - 30% Fee	369	(1,276)	0	0	0	0	0	0	0	0	0	0	**(907)**
Net After KERRA Fee	861	(2,978)	0	0	0	0	0	0	0	0	0	0	**(2,117)**
Portion per Partner (25% each) *	215	(744)	0	0	0	0	0	0	0	0	0	0	(529)

* Partners' distribution was paid for Dec/2021 and prior months

Cash balance: **38,230**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	14,744	15,274	(529)

OTHER UPDATES

Occupancy Status

The property is fully rented.

2021 Tax Return

During the past few weeks, we have been working on the US tax return, we are at the final stages before submitting it to the tax authorities. K-1 forms were distributed to all partners via emails. You can now work with your American accountant on your personal tax return. If you have any questions, please let us know.