

KERRA Lamon LP - April/2022

FINANCIAL RESULTS - MARCH/2021

Rent Income

Rent collection for this month was high, we had few tenants who paid for two months during March, either to cover unpaid rent from last month or to cover April rent in advance. We also have one tenant who paid for multiple months that he was missing.

Expenses

Expenses for this month were higher than usual since we had some legal expenses for eviction. Also, we are working on the vacant unit to make it rent-ready.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	11,925	7,296	17,573	0	0	0	0	0	0	0	0	0	36,794
Repairs & Maintenance	720	720	1,031	0	0	0	0	0	0	0	0	0	2,471
Utilities	3,459	973	939	0	0	0	0	0	0	0	0	0	5,370
MNG Fee & Leasing Fee	892	716	532	0	0	0	0	0	0	0	0	0	2,140
Insurance	376	376	376	0	0	0	0	0	0	0	0	0	1,128
Professional Fee & Misc.	52	0	2,503	0	0	0	0	0	0	0	0	0	2,555
CAPEX	0	3,569	3,500	0	0	0	0	0	0	0	0	0	7,069
Mortgage	5,196	5,196	5,196	0	0	0	0	0	0	0	0	0	15,589
Total Cash Out	10,695	11,550	14,077	0	0	0	0	0	0	0	0	0	36,322
Net Cash	1,230	(4,254)	3,496	0	0	0	0	0	0	0	0	0	472
KERRA - 30% Fee	369	(1,276)	1,049	0	0	0	0	0	0	0	0	0	142
Net After KERRA Fee	861	(2,978)	2,447	0	0	0	0	0	0	0	0	0	330
Portion per Partner (25% each) *	215	(744)	612	0	0	0	0	0	0	0	0	0	83

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

Cash balance **37,914**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	15,356	15,274	83

OTHER UPDATES

Occupancy Status

We have one vacant unit, in the process to have it ready for next tenant.



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