

KERRA Lamon LP - July/2022

FINANCIAL RESULTS - JUNE/2021

Rent Income

The collected rent for this month was very good, most tenants are up to date, and only one tenant is two months behind his rent payments.

Expenses

Expenses this month are all regular operational related.

Partners' Distribution

We will send a check of \$431 per partner for Q1 & Q2 distribution.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	11,925	7,296	17,573	8,580	12,235	14,054	0	0	0	0	0	0	71,663
Repairs & Maintenance	720	720	1,031	979	1,093	2,507	0	0	0	0	0	0	7,050
Utilities	3,459	973	939	3,125	791	537	0	0	0	0	0	0	9,823
MNG Fee & Leasing Fee	892	716	532	926	1,647	686	0	0	0	0	0	0	5,399
Insurance	376	376	376	376	376	376	0	0	0	0	0	0	2,255
Professional Fee & Misc.	52	0	2,503	6	(6)	0	0	0	0	0	0	0	2,555
CAPEX	0	3,569	3,500	3,700	0	0	0	0	0	0	0	0	10,769
Mortgage	5,196	5,196	5,196	5,196	5,196	5,196	0	0	0	0	0	0	31,179
Total Cash Out	10,695	11,550	14,077	14,309	9,097	9,302	0	0	0	0	0	0	69,030
Net Cash	1,230	(4,254)	3,496	(5,729)	3,138	4,751	0	0	0	0	0	0	2,633
KERRA - 30% Fee	369	(1,276)	1,049	(1,719)	941	1,425	0	0	0	0	0	0	790
Net After KERRA Fee	861	(2,978)	2,447	(4,010)	2,196	3,326	0	0	0	0	0	0	1,843
Portion per Partner (25% each) *	215	(744)	612	(1,002)	549	831	0	0	0	0	0	0	461

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

Cash balance **40,074**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	15,734	15,274	461

OTHER UPDATES

Occupancy Status

The property is fully rented.

Other Updates

Following the idea that was suggested by some partners, we are working with our realtor and property manager to check the potential price we can sell this property for and what would it take on the investment side. There is no commitment until we get all the information and discuss it with all partners.



Copyright © 2022 KERRA Investments, All rights reserved.

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

