

KERRA Lamon LP - August/2022

FINANCIAL RESULTS - JULY/2021

Rent Income

The collected rent for this month was good, most tenants are up to date, we have one tenant who is a few months behind his rent payments. This tenant is in the eviction process.

Expenses

Expenses this month are all regular operational related. Utilities are higher since we have the quarterly water bill this month. Professional expenses are reflecting the legal cost of the eviction process.

	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	11,990	0	0	0	0	0	83,653
Repairs & Maintenance	720	720	1,031	979	1,093	2,507	3,395	0	0	0	0	0	10,445
Utilities	3,459	973	939	3,125	791	537	3,418	0	0	0	0	0	13,241
MNG Fee & Leasing Fee	892	716	532	926	1,647	686	897	0	0	0	0	0	6,296
Insurance	376	376	376	376	376	376	376	0	0	0	0	0	2,631
Professional Fee & Misc.	52	0	2,503	6	(6)	0	1,704	0	0	0	0	0	4,259
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	5,196	0	0	0	0	0	36,375
Total Cash Out	10,695	11,550	14,077	14,309	9,097	9,302	14,986	0	0	0	0	0	84,017
Net Cash	1,230	(4,254)	3,496	(5,729)	3,138	4,751	(2,996)	0	0	0	0	0	(364)
KERRA - 30% Fee	369	(1,276)	1,049	(1,719)	941	1,425	(899)	0	0	0	0	0	(109)
Net After KERRA Fee	861	(2,978)	2,447	(4,010)	2,196	3,326	(2,097)	0	0	0	0	0	(255)
Portion per Partner (25% each) *	215	(744)	612	(1,002)	549	831	(524)	0	0	0	0	0	(64)

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

Cash balance **35,136**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	15,210	15,274	(64)

OTHER UPDATES

Occupancy Status

The property is fully rented.

Sale Updates

Following our last communication on this topic, we will accept the offer we received which is very close to our asking price. We are currently in the process of reviewing the offer details. We will keep you posted during the process.



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