

KERRA Lamon LP - September/2022

FINANCIAL RESULTS - AUGUST/2021

Rent Income

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

Expenses

Expenses this month are regular operational related combined with some unit work.

	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	13,480	0	0	0	0	97,133
Repairs & Maintenance	720	720	1,031	979	1,093	2,507	3,395	1,450	0	0	0	0	11,895
Utilities	3,459	973	939	3,125	791	537	3,418	567	0	0	0	0	13,808
MNG Fee & Leasing Fee	892	716	532	926	1,647	686	897	625	0	0	0	0	6,921
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	100	0	0	0	0	4,359
CAPEX	0	3,569	3,500	3,700	0	0	0	4,220	0	0	0	0	14,989
Mortgage	5,196	5,196	5,196	5,196	5,196	5,196	5,196	5,196	0	0	0	0	41,572
Total Cash Out	10,695	11,550	14,077	14,309	9,097	9,302	14,986	12,158	0	0	0	0	96,175
Net Cash	1,230	(4,254)	3,496	(5,729)	3,138	4,751	(2,996)	1,322	0	0	0	0	958
KERRA - 30% Fee	369	(1,276)	1,049	(1,719)	941	1,425	(899)	397	0	0	0	0	287
Net After KERRA Fee	861	(2,978)	2,447	(4,010)	2,196	3,326	(2,097)	925	0	0	0	0	671
Portion per Partner (25% each) *	215	(744)	612	(1,002)	549	831	(524)	231	0	0	0	0	168

* 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	15,441	15,274	168

OTHER UPDATES

Occupancy Status

We have two units which became vacant at the end of August.

Sale Updates

We are making progress with the buyer as they are going thru the due diligence and financing for this deal. Nothing major just the regular process.



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