View this email in your browser

KERRA Lamon LP - October/2022

FINANCIAL RESULTS - SEPTEMBER/2021

Rent Income

The collected rent for this month seems low, which is driven by multiple factors: one tenant did not pay their rent for a few months already (in eviction process), two vacant units, and two tenants who paid their rent for September in previous months.

Expenses

Expenses this month are regular operational combined with CAPEX for vacant units to make them rent-ready.

	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**	**10,045**	**0**	**0**	**0**	**107,178**
Repairs & Maintenance	720	720	1,031	979	1,093	2,507	3,395	1,450	1,134	0	0	0	**13,029**
Utilities	3,459	973	939	3,125	791	537	3,418	567	539	0	0	0	**14,347**
MNG Fee & Leasing Fee	892	716	532	926	1,647	686	897	625	728	0	0	0	**7,649**
Insurance	376	376	376	376	376	376	376	0	331	0	0	0	**2,963**
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	7,050	0	0	0	**22,039**
Mortgage	5,196	5,196	5,196	5,196	5,196	5,196	5,196	5,196	5,196	0	0	0	**46,768**
Total Cash Out	**10,695**	**11,550**	**14,077**	**14,309**	**9,097**	**9,302**	**14,986**	**12,158**	**14,978**	**0**	**0**	**0**	**111,153**
Net Cash	**1,230**	**(4,254)**	**3,496**	**(5,729)**	**3,138**	**4,751**	**(2,996)**	**1,322**	**(4,933)**	**0**	**0**	**0**	**(3,975)**
KERRA - 30% Fee	369	(1,276)	1,049	(1,719)	941	1,425	(899)	397	(1,480)	0	0	0	**(1,193)**
Net After KERRA Fee	861	(2,978)	2,447	(4,010)	2,196	3,326	(2,097)	925	(3,453)	0	0	0	**(2,783)**
Portion per Partner (25% each) *	215	(744)	612	(1,002)	549	831	(524)	231	(863)	0	0	0	(696)

* Partners' distribution was paid for Jun/2022 and prior months

Cash balance **30,291**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	14,578	15,734	(1,156)

OTHER UPDATES

Occupancy Status

We have two vacant units which were rented and populated during the month of October.