KERRA Highland LP - December/2018

FINANCIAL RESULTS - NOVEMBER/2018

Rent Income

Rent collection was high. We are missing few rents from the subsidized housing authorities, as their setup takes time. Those funds are expected to go thru during December.

Expenses

Operational expenses for this month are low. This is common for the first few months of operations mainly on the utility bills, we will start getting them soon.
Mortgage payments are expected to start on December 1st.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	0	0	0	0	0	0	0	0	0	0	26,837	0	26,837
Repairs & Maintenance	0	0	0	0	0	0	0	0	0	0	2,469	0	2,469
Utilities	0	0	0	0	0	0	0	0	0	0	1,042	0	1,042
MNG Fee & Leasing Fee	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	0	0	0	0	0	0	0	0	0	0	3,511	0	3,511
NOI	0	0	0	0	0	0	0	0	0	0	23,326	0	23,326
Mortgage *	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash before Income Tax	0	0	0	0	0	0	0	0	0	0	23,326	0	23,326
KERRA - 4% Fee from Collected Income	0	0	0	0	0	0	0	0	0	0	1,073	0	1,073
Net After KERRA Fee	0	0	0	0	0	0	0	0	0	0	22,252	0	22,252
Portion/Partner - Eliav & Revital Kling 19%	0	0	0	0	0	0	0	0	0	0	4,228	0	4,228
Portion/Partner - LZIC LTD 10%	0	0	0	0	0	0	0	0	0	0	2,225	0	2,225
Portion/Partner - Meital Steinberg 19%	0	0	0	0	0	0	0	0	0	0	4,228	0	4,228
Portion/Partner - L&E Kling Holdings 19%	0	0	0	0	0	0	0	0	0	0	4,228	0	4,228
Portion/Partner - Mitchell J Howard LLC 14%	0	0	0	0	0	0	0	0	0	0	3,115	0	3,115
Portion/Partner - LHCO INC 9%	0	0	0	0	0	0	0	0	0	0	2,003	0	2,003
Portion/Partner - Eitan Abu 10%	0	0	0	0	0	0	0	0	0	0	2,225	0	2,225
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	0	0	0

* Mortgage payments include: principle, Interest & escrow for property tax
** Major Rehab & Appliances are not expenses they are added to the property value

OTHER UPDATES

Our First Month

The month of November was our first full month of operations. During this month, our property manager started to learn the building and the tenants.
In any new acquisition, there are some challenges at the beginning related to the fact that the tenants don't know the management style and personnel and our management don't know the tenants and their special needs.
Section 8 (subsidized housing) didn't set up our account for the relevant tenants and we are missing some of the rents due to that. Our property managers confirmed that we will get those payments around mid Dec.
Rent collection was high and there were no major issues.
The items that were found during the city inspection prior to closing were all fixed.

Occupancy Status

Property is fully rented, we have one tenant that we have started eviction process with.