

KERRA Highland LP - April/2019

FINANCIAL RESULTS - MARCH/2019

Rent Income

Rent collection for March was good.

Expenses

Regular operational expenses for March. In the "Rehab & Appliances" section we have 1 unit that needed a new fridge.

Profit Distribution

We are currently at a negative balance per partner (accumulated from acquisition). This is due to stabilization of the property and water issues we had in December. You can see in the table below we have added a section that reflects the balance per partner for the profit distribution.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	26,196	28,927	30,191	0	0	0	0	0	0	0	0	0	85,313
Repairs & Maintenance	10,211	13,121	4,923	0	0	0	0	0	0	0	0	0	28,254
Utilities	733	11,429	4,534	0	0	0	0	0	0	0	0	0	16,697
MNG Fee & Leasing Fee	1,851	3,379	852	0	0	0	0	0	0	0	0	0	6,083
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	881	0	70	0	0	0	0	0	0	0	0	0	951
Miscellaneous Expenses	0	150	0	0	0	0	0	0	0	0	0	0	150
Total Expenses	13,676	28,080	10,379	0	0	0	0	0	0	0	0	0	52,135
NOI	12,519	847	19,812	0	0	0	0	0	0	0	0	0	33,178
Mortgage *	15,582	15,582	15,582	0	0	0	0	0	0	0	0	0	46,746
Net Cash	(3,063)	(14,735)	4,230	0	0	0	0	0	0	0	0	0	(13,567)
KERRA - 4% Fee from Collected Income	1,048	1,157	1,208	0	0	0	0	0	0	0	0	0	3,413
Net After KERRA Fee	(4,111)	(15,892)	3,022	0	0	0	0	0	0	0	0	0	(16,980)
Eliav & Revital Kling 19%	(781)	(3,019)	574	0	0	0	0	0	0	0	0	0	(3,226)
LZIC LTD 10%	(411)	(1,589)	302	0	0	0	0	0	0	0	0	0	(1,698)
Meital Steinberg 19%	(781)	(3,019)	574	0	0	0	0	0	0	0	0	0	(3,226)
L&E Kling Holdings 19%	(781)	(3,019)	574	0	0	0	0	0	0	0	0	0	(3,226)
Mitchell J Howard LLC 14%	(575)	(2,225)	423	0	0	0	0	0	0	0	0	0	(2,377)
LHCO INC 9%	(370)	(1,430)	272	0	0	0	0	0	0	0	0	0	(1,528)
Eitan Abu 10%	(411)	(1,589)	302	0	0	0	0	0	0	0	0	0	(1,698)
Major Rehab & Appliances **	0	5,640	556	0	0	0	0	0	0	0	0	0	6,196

* Mortgage payments include: principle, Interest & escrow for property tax

** Major Rehab & Appliances are not expenses they are added to the property value

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
Eliav & Revital Kling 19%	(960)	0	(960)
LZIC LTD 10%	(505)	0	(505)
Meital Steinberg 19%	(960)	0	(960)
L&E Kling Holdings 19%	(960)	0	(960)
Mitchell J Howard LLC 14%	(707)	0	(707)
LHCO INC 9%	(455)	0	(455)
Eitan Abu 10%	(505)	0	(505)

OTHER UPDATES

Occupancy Status

We currently have 2 vacant units that are rent ready.



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