

KERRA Highland LP - May/2019

FINANCIAL RESULTS - APRIL/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 dishwasher.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	26,196	28,927	30,191	29,306	0	0	0	0	0	0	0	0	114,620
Repairs & Maintenance	10,211	13,121	4,923	1,863	0	0	0	0	0	0	0	0	30,117
Utilities	733	11,429	4,534	3,648	0	0	0	0	0	0	0	0	20,345
MNG Fee & Leasing Fee	1,851	3,379	0	1,894	0	0	0	0	0	0	0	0	7,125
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	881	0	922	1,250	0	0	0	0	0	0	0	0	3,053
Miscellaneous Expenses	0	150	0	400	0	0	0	0	0	0	0	0	550
Total Expenses	13,676	28,080	10,379	9,056	0	0	0	0	0	0	0	0	61,191
NOI	12,519	847	19,812	20,251	0	0	0	0	0	0	0	0	53,429
Mortgage *	15,582	15,582	15,582	15,582	0	0	0	0	0	0	0	0	62,328
Net Cash	(3,063)	(14,735)	4,230	4,669	0	0	0	0	0	0	0	0	(8,899)
KERRA - 4% Fee from Collected Income	1,048	1,157	1,208	1,172	0	0	0	0	0	0	0	0	4,585
Net After KERRA Fee	(4,111)	(15,892)	3,022	3,496	0	0	0	0	0	0	0	0	(13,484)
Eliav & Revital Kling 19%	(781)	(3,019)	574	664	0	0	0	0	0	0	0	0	(2,562)
LZIC LTD 10%	(411)	(1,589)	302	350	0	0	0	0	0	0	0	0	(1,348)
Meital Steinberg 19%	(781)	(3,019)	574	664	0	0	0	0	0	0	0	0	(2,562)
L&E Kling Holdings 19%	(781)	(3,019)	574	664	0	0	0	0	0	0	0	0	(2,562)
Mitchell J Howard LLC 14%	(575)	(2,225)	423	489	0	0	0	0	0	0	0	0	(1,888)
LHCO INC 9%	(370)	(1,430)	272	315	0	0	0	0	0	0	0	0	(1,214)
Eitan Abu 10%	(411)	(1,589)	302	350	0	0	0	0	0	0	0	0	(1,348)
Major Rehab & Appliances **	0	5,640	556	378	0	0	0	0	0	0	0	0	6,574

* 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%	(296)	0	(296)
LZIC LTD 10%	(156)	0	(156)
Meital Steinberg 19%	(296)	0	(296)
L&E Kling Holdings 19%	(296)	0	(296)
Mitchell J Howard LLC 14%	(218)	0	(218)
LHCO INC 9%	(140)	0	(140)
Eitan Abu 10%	(156)	0	(156)

OTHER UPDATES

Occupancy Status

We currently have 2 vacant units that are rent ready, pending city inspection to allow us to rent them.



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