KERRA Highland LP - July/2019

FINANCIAL RESULTS - JUNE/2019

Rent Income
Rent collection for June was ok, we have 2 tenants that paid their rent for June in a delay.

Expenses
Regular operational expenses for the month of June.

Partners' Distribution
This month will be the first time we send profit distribution since we acquired the property. The total income that has been accumulated is $3,957. This amount will be distributed to partners in the coming days, based on the ownership portion. This amount represents a return of 0.8%, the low return is due to the major damage we had last winter.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**26,196**	**28,927**	**30,191**	**29,306**	**28,093**	**24,781**	**0**	**0**	**0**	**0**	**0**	**0**	**167,494**
Repairs & Maintenance	10,211	13,121	4,922	1,863	2,019	1,889	0	0	0	0	0	0	**34,025**
Utilities	733	11,429	4,534	3,648	3,104	2,988	0	0	0	0	0	0	**26,437**
MNG Fee & Leasing Fee	1,851	3,379	0	1,894	1,772	1,749	0	0	0	0	0	0	**10,647**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	881	0	922	1,250	70	0	0	0	0	0	0	0	**3,123**
Miscellaneous Expenses	0	150	0	400	0	490	0	0	0	0	0	0	**1,040**
Total Expenses	**13,676**	**28,080**	**10,379**	**9,056**	**6,965**	**7,117**	**0**	**0**	**0**	**0**	**0**	**0**	**75,272**
NOI	**12,519**	**847**	**19,812**	**20,251**	**21,128**	**17,664**	**0**	**0**	**0**	**0**	**0**	**0**	**92,222**
Mortgage *	15,582	15,582	15,582	15,582	15,582	15,582	0	0	0	0	0	0	**93,492**
Net Cash	**(3,063)**	**(14,735)**	**4,230**	**4,669**	**5,546**	**2,082**	**0**	**0**	**0**	**0**	**0**	**0**	**(1,270)**
KERRA - 4% Fee from Collected Income	1,048	1,157	1,208	1,172	1,124	991	0	0	0	0	0	0	**6,700**
Net After KERRA Fee	**(4,111)**	**(15,892)**	**3,022**	**3,496**	**4,422**	**1,091**	**0**	**0**	**0**	**0**	**0**	**0**	**(7,970)**
Eliav & Revital Kling 19%	(781)	(3,019)	574	664	840	207	0	0	0	0	0	0	(1,514)
LZIC LTD 10%	(411)	(1,589)	302	350	442	109	0	0	0	0	0	0	(797)
Meital Steinberg 19%	(781)	(3,019)	574	664	840	207	0	0	0	0	0	0	(1,514)
L&E Kling Holdings 19%	(781)	(3,019)	574	664	840	207	0	0	0	0	0	0	(1,514)
Mitchell J Howard LLC 14%	(575)	(2,225)	423	489	619	153	0	0	0	0	0	0	(1,116)
LHCO INC 9%	(370)	(1,430)	272	315	398	98	0	0	0	0	0	0	(717)
Eitan Abu 10%	(411)	(1,589)	302	350	442	109	0	0	0	0	0	0	(797)
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
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Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
Eliav & Revital Kling 19%	752	0	752
LZIC LTD 10%	396	0	396
Meital Steinberg 19%	752	0	752
L&E Kling Holdings 19%	752	0	752
Mitchell J Howard LLC 14%	554	0	554
LHCO INC 9%	356	0	356
Eitan Abu 10%	396	0	396

OTHER UPDATES

Occupancy Status

At the end of June, we had 2 vacant units that are rent ready, we expect to receive an occupancy permit for one unit next week. Regarding the second unit, we need to pass a plumbing inspection in order to obtain the permit. In addition, we have a tenant that was evicted, we are already working on this unit to make it rent ready.