

KERRA Highland LP - October/2019

FINANCIAL RESULTS - SEPTEMBER/2019

Rent Income

Rent collection for September was good.

Expenses

Expenses for September were relatively low.

Partners' Distribution

In the coming days, we will distribute the cash flow that was accumulated during the period of Jul-Sep. The total is \$9,936, it will be distributed to partners based on the ownership portion. This amount represents a return of 2% for this quarter.

	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	27,636	27,284	27,610	0	0	0	250,024
Repairs & Maintenance	10,211	13,121	4,922	1,863	2,019	1,889	1,976	2,794	1,728	0	0	0	40,523
Utilities	733	11,429	4,534	3,648	3,104	2,988	3,967	2,800	2,468	0	0	0	35,673
MNG Fee & Leasing Fee	1,851	3,379	0	1,894	1,772	1,749	1,645	1,743	2,143	0	0	0	16,177
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	210	150	0	0	0	0	3,483
Miscellaneous Expenses	0	150	0	400	0	490	48	825	50	0	0	0	1,963
Total Expenses	13,676	28,080	10,379	9,056	6,965	7,117	7,846	8,312	6,389	0	0	0	97,819
NOI	12,519	847	19,812	20,251	21,128	17,664	19,790	18,972	21,221	0	0	0	152,205
Mortgage *	15,582	15,582	15,582	15,582	15,582	15,582	15,582	15,582	15,582	0	0	0	140,238
Net Cash	(3,063)	(14,735)	4,230	4,669	5,546	2,082	4,208	3,390	5,639	0	0	0	11,967
KERRA - 4% Fee from Collected Income	1,048	1,157	1,208	1,172	1,124	991	1,105	1,091	1,104	0	0	0	10,001
Net After KERRA Fee	(4,111)	(15,892)	3,022	3,496	4,422	1,091	3,102	2,299	4,535	0	0	0	1,966
Eliav & Revital Kling 19%	(781)	(3,019)	574	664	840	207	589	437	862	0	0	0	374
LZIC LTD 10%	(411)	(1,589)	302	350	442	109	310	230	453	0	0	0	197
Meital Steinberg 19%	(781)	(3,019)	574	664	840	207	589	437	862	0	0	0	374
L&E Kling Holdings 19%	(781)	(3,019)	574	664	840	207	589	437	862	0	0	0	374
Mitchell J Howard LLC 14%	(575)	(2,225)	423	489	619	153	434	322	635	0	0	0	275
LHCO INC 9%	(370)	(1,430)	272	315	398	98	279	207	408	0	0	0	177
Eitan Abu 10%	(411)	(1,589)	302	350	442	109	310	230	453	0	0	0	197
Major Rehab & Appliances **	0	5,640	556	378	0	0	1,533	2,739	0	0	0	0	10,846

* Mortgage payments include: principle, Interest & escrow for property tax
** Major Rehab & Appliances are not expenses they are added to the property value
*** Partners' distribution was paid for Jun/2019 and prior months

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
Eliav & Revital Kling 19%	2,640	752	1,888
LZIC LTD 10%	1,389	396	994
Meital Steinberg 19%	2,640	752	1,888
L&E Kling Holdings 19%	2,640	752	1,888
Mitchell J Howard LLC 14%	1,945	554	1,391
LHCO INC 9%	1,250	356	894
Eitan Abu 10%	1,389	396	994

OTHER UPDATES

Occupancy Status

We currently have 2 vacant units which are rent ready and listed on the market.

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