

KERRA Highland LP - February/2020

FINANCIAL RESULTS - JANUARY/2020

Rent Income

Rent collection for January was good as we have only one vacant unit and all existing tenants paid their rent.

Expenses

January expenses were mostly regular operational. We had the annual insurance charge of approximately \$14k that got our overall expenses to the high end.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	29,641	0	0	0	0	0	0	0	0	0	0	0	29,641
Repairs & Maintenance	2,597	0	0	0	0	0	0	0	0	0	0	0	2,597
Utilities	4,793	0	0	0	0	0	0	0	0	0	0	0	4,793
MNG Fee & Leasing Fee	1,873	0	0	0	0	0	0	0	0	0	0	0	1,873
Insurance	13,847	0	0	0	0	0	0	0	0	0	0	0	13,847
Professional Fee (Accounting & Legal)	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Expenses	150	0	0	0	0	0	0	0	0	0	0	0	150
Total Expenses	23,260	0	0	0	0	0	0	0	0	0	0	0	23,260
NOI	6,381	0	0	0	0	0	0	0	0	0	0	0	6,381
Mortgage *	15,192	0	0	0	0	0	0	0	0	0	0	0	15,192
Net Cash	(8,810)	0	0	0	0	0	0	0	0	0	0	0	(8,810)
KERRA - 4% Fee from Collected Income	1,186	0	0	0	0	0	0	0	0	0	0	0	1,186
Net After KERRA Fee	(9,996)	0	0	0	0	0	0	0	0	0	0	0	(9,996)
Eliav & Revital Kling 19%	(1,899)	0	0	0	0	0	0	0	0	0	0	0	(1,899)
LZIC LTD 10%	(1,000)	0	0	0	0	0	0	0	0	0	0	0	(1,000)
Meital Steinberg 19%	(1,899)	0	0	0	0	0	0	0	0	0	0	0	(1,899)
L&E Kling Holdings 19%	(1,899)	0	0	0	0	0	0	0	0	0	0	0	(1,899)
Mitchell J Howard LLC 14%	(1,399)	0	0	0	0	0	0	0	0	0	0	0	(1,399)
LHCO INC 9%	(900)	0	0	0	0	0	0	0	0	0	0	0	(900)
Eitan Abu 10%	(1,000)	0	0	0	0	0	0	0	0	0	0	0	(1,000)
Major Rehab & Appliances **	2,185	0	0	0	0	0	0	0	0	0	0	0	2,185

* 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 Sep/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%	2,340	2,640	(299)
LZIC LTD 10%	1,232	1,389	(157)
Meital Steinberg 19%	2,340	2,640	(299)
L&E Kling Holdings 19%	2,340	2,640	(299)
Mitchell J Howard LLC 14%	1,725	1,945	(220)
LHCO INC 9%	1,109	1,250	(142)
Eitan Abu 10%	1,232	1,389	(157)

OTHER UPDATES

Occupancy Status

We currently have 1 unit that is in progress to make it rent ready.

Plumbing Update - Still in Progress

During January Eliav visited Chicago and meet with 2 plumbers. They toured the building while he was there and sent us quotes. Both offers are very high, above \$50k. We are currently checking more options with other vendors, we will update you with any additional information we will have.

Tax Return 2019

We are at the stage of wrapping up the tax return in the US for all our properties. Soon the K-1 forms will be available and I will send them to all investors by email. The next step will be to approach your USA accountant and work with them on your personal tax



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