KERRA Highland LP - February/2021

FINANCIAL RESULTS - JANUARY/2020

Rent Income

Rent collection for the month of January was good, we have 2 tenants who paid their January rent in December as part of the rent aid funds from the government. One unit is vacant and 2 other tenants did not pay their January rents yet.

Expenses

January expenses were mostly regular operational expenses. We also had some work for the unit turnover and some HVAC work.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**30,989**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30,989**
Repairs & Maintenance	11,019	0	0	0	0	0	0	0	0	0	0	0	**11,019**
Utilities	3,370	0	0	0	0	0	0	0	0	0	0	0	**3,370**
MNG Fee & Leasing Fee	1,838	0	0	0	0	0	0	0	0	0	0	0	**1,838**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Miscellaneous Expenses	100	0	0	0	0	0	0	0	0	0	0	0	**100**
Total Expenses	**16,327**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16,327**
NOI	**14,662**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14,662**
Mortgage *	15,990	0	0	0	0	0	0	0	0	0	0	0	**15,990**
Net Cash	**(1,328)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**(1,328)**
KERRA - 4% Fee from Collected Income	1,240	0	0	0	0	0	0	0	0	0	0	0	**1,240**
Net After KERRA Fee	**(2,568)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**(2,568)**
Eliav & Revital Kling 19%	(488)	0	0	0	0	0	0	0	0	0	0	0	(488)
LZIC LTD 10%	(257)	0	0	0	0	0	0	0	0	0	0	0	(257)
Meital Steinberg 19%	(488)	0	0	0	0	0	0	0	0	0	0	0	(488)
L&E Kling Holdings 19%	(488)	0	0	0	0	0	0	0	0	0	0	0	(488)
Mitchell J Howard LLC 14%	(359)	0	0	0	0	0	0	0	0	0	0	0	(359)
LHCO INC 9%	(231)	0	0	0	0	0	0	0	0	0	0	0	(231)
Eitan Abu 10%	(257)	0	0	0	0	0	0	0	0	0	0	0	(257)
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	0	0	**0**

* 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 Dec/2020 and prior months

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
Eliav & Revital Kling 19%	5,702	6,190	(488)
LZIC LTD 10%	3,001	3,258	(257)
Meital Steinberg 19%	5,702	6,190	(488)
L&E Kling Holdings 19%	5,702	6,190	(488)
Mitchell J Howard LLC 14%	4,202	4,561	(359)
LHCO INC 9%	2,701	2,932	(231)
Eitan Abu 10%	3,001	3,258	(257)

OTHER UPDATES

Occupancy Status

Currently, we have one vacant unit.

COVID-19 Update

In general, our property manager informed us that they see a reduction in rent collection, starting in September. Specifically, in Highland our collection so far is improving. We have 2 tenants who are missing a few months of rent, they received rent aid from the government which covered part of their debt. The majority of financial help people got from the government for Covid-19 is over. In few cases, we can see that the government approves special rent aid. There is still uncertainty in regards to the collection of rent in the coming months. We will be monitoring this closely in the coming months and work with our property managers to have everything possible done to maximize our rent collection

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