

KERRA Highland LP - March/2021

FINANCIAL RESULTS - FEBRUARY/2020

Rent Income

Rent collection for the month of February was good, we have 4 tenants whose rents are covered by funds we received in the past months. Two tenants are still carrying debt.

Expenses

February expenses were mostly regular operational expenses. The water bill came high this month. We are looking into the potential option to chargeback the extra costs to the tenants.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	30,989	25,287	0	0	0	0	0	0	0	0	0	0	56,276
Repairs & Maintenance	11,019	3,087	0	0	0	0	0	0	0	0	0	0	14,107
Utilities	3,370	6,239	0	0	0	0	0	0	0	0	0	0	9,609
MNG Fee & Leasing Fee	1,838	2,077	0	0	0	0	0	0	0	0	0	0	3,915
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	1	0	0	0	0	0	0	0	0	0	0	101
Total Expenses	16,327	11,404	0	0	0	0	0	0	0	0	0	0	27,731
NOI	14,662	13,883	0	0	0	0	0	0	0	0	0	0	28,545
Mortgage *	15,990	15,990	0	0	0	0	0	0	0	0	0	0	31,980
Net Cash	(1,328)	(2,107)	0	0	0	0	0	0	0	0	0	0	(3,435)
KERRA - 4% Fee from Collected Income	1,240	1,011	0	0	0	0	0	0	0	0	0	0	2,251
Net After KERRA Fee	(2,568)	(3,119)	0	0	0	0	0	0	0	0	0	0	(5,687)
Eliav & Revital Kling 19%	(488)	(593)	0	0	0	0	0	0	0	0	0	0	(1,080)
LZIC LTD 10%	(257)	(312)	0	0	0	0	0	0	0	0	0	0	(569)
Meital Steinberg 19%	(488)	(593)	0	0	0	0	0	0	0	0	0	0	(1,080)
L&E Kling Holdings 19%	(488)	(593)	0	0	0	0	0	0	0	0	0	0	(1,080)
Mitchell J Howard LLC 14%	(359)	(437)	0	0	0	0	0	0	0	0	0	0	(796)
LHCO INC 9%	(231)	(281)	0	0	0	0	0	0	0	0	0	0	(512)
Eitan Abu 10%	(257)	(312)	0	0	0	0	0	0	0	0	0	0	(569)
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%	5,110	6,190	(1,080)
LZIC LTD 10%	2,689	3,258	(569)
Meital Steinberg 19%	5,110	6,190	(1,080)
L&E Kling Holdings 19%	5,110	6,190	(1,080)
Mitchell J Howard LLC 14%	3,765	4,561	(796)
LHCO INC 9%	2,420	2,932	(512)
Eitan Abu 10%	2,689	3,258	(569)

OTHER UPDATES

Occupancy Status

The property is fully occupied.

Tax Return 2020

Tax return for this partnership was submitted and K-1 forms were distributed to partners. The next step will be to approach your USA accountant and work with them on your personal tax.



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