

KERRA Highland LP - April/2021

FINANCIAL RESULTS - MARCH/2020

Rent Income

Rent collection for the month of March was very good, 27 out of the 29 tenants paid their rent for March. We still have 2 tenants who carry debt for multiple months.

Expenses

March expenses are regular operational. We paid 2 gas bills this month as a catch-up for January that the bill did not come in. Also, we paid this month the commission for January new tenant placement.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	30,989	25,287	32,082	0	0	0	0	0	0	0	0	0	88,358
Repairs & Maintenance	11,019	3,087	2,908	0	0	0	0	0	0	0	0	0	17,015
Utilities	3,370	6,239	8,607	0	0	0	0	0	0	0	0	0	18,215
MNG Fee & Leasing Fee	1,838	2,077	2,870	0	0	0	0	0	0	0	0	0	6,785
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	14,385	0	0	0	0	0	0	0	0	0	42,116
NOI	14,662	13,883	17,697	0	0	0	0	0	0	0	0	0	46,242
Mortgage *	15,990	15,990	15,990	0	0	0	0	0	0	0	0	0	47,970
Net Cash	(1,328)	(2,107)	1,707	0	0	0	0	0	0	0	0	0	(1,728)
KERRA - 4% Fee from Collected Income	1,240	1,011	1,283	0	0	0	0	0	0	0	0	0	3,534
Net After KERRA Fee	(2,568)	(3,119)	424	0	0	0	0	0	0	0	0	0	(5,263)
Eliav & Revital Kling 19%	(488)	(593)	81	0	0	0	0	0	0	0	0	0	(1,000)
LZIC LTD 10%	(257)	(312)	42	0	0	0	0	0	0	0	0	0	(526)
Meital Steinberg 19%	(488)	(593)	81	0	0	0	0	0	0	0	0	0	(1,000)
L&E Kling Holdings 19%	(488)	(593)	81	0	0	0	0	0	0	0	0	0	(1,000)
Mitchell J Howard LLC 14%	(359)	(437)	59	0	0	0	0	0	0	0	0	0	(737)
LHCO INC 9%	(231)	(281)	38	0	0	0	0	0	0	0	0	0	(474)
Eitan Abu 10%	(257)	(312)	42	0	0	0	0	0	0	0	0	0	(526)
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%	5,190	6,190	(1,000)
LZIC LTD 10%	2,732	3,258	(526)
Meital Steinberg 19%	5,190	6,190	(1,000)
L&E Kling Holdings 19%	5,190	6,190	(1,000)
Mitchell J Howard LLC 14%	3,824	4,561	(737)
Julia Levy 9%	2,458	2,932	(474)
Eitan Abu 10%	2,732	3,258	(526)

OTHER UPDATES

Occupancy Status

The property is fully occupied.



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