

KERRA Highland LP - May/2021

FINANCIAL RESULTS - APRIL/2020

Rent Income

Rent collection for the month of April was good, 26 out of the 29 tenants paid their rent for April. We still have 2 tenants who carry debt for multiple months.

Expenses

April expenses are higher than previous months as we had some repair works and also landscaping was done for the spring.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	30,989	25,287	32,082	29,210	0	0	0	0	0	0	0	0	117,568
Repairs & Maintenance	11,019	3,087	2,908	10,548	0	0	0	0	0	0	0	0	27,563
Utilities	3,370	6,239	8,607	5,711	0	0	0	0	0	0	0	0	23,926
MNG Fee & Leasing Fee	1,838	2,077	2,870	1,806	0	0	0	0	0	0	0	0	8,592
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	0	0	900	0	0	0	0	0	0	0	0	900
Miscellaneous Expenses	100	1	0	0	0	0	0	0	0	0	0	0	101
Total Expenses	16,327	11,404	14,385	18,965	0	0	0	0	0	0	0	0	61,081
NOI	14,662	13,883	17,697	10,245	0	0	0	0	0	0	0	0	56,487
Mortgage *	15,990	15,990	15,990	15,990	0	0	0	0	0	0	0	0	63,960
Net Cash	(1,328)	(2,107)	1,707	(5,745)	0	0	0	0	0	0	0	0	(7,473)
KERRA - 4% Fee from Collected Income	1,240	1,011	1,283	1,168	0	0	0	0	0	0	0	0	4,703
Net After KERRA Fee	(2,568)	(3,119)	424	(6,914)	0	0	0	0	0	0	0	0	(12,176)
Eliav & Revital Kling 19%	(488)	(593)	81	(1,314)	0	0	0	0	0	0	0	0	(2,313)
LZIC LTD 10%	(257)	(312)	42	(691)	0	0	0	0	0	0	0	0	(1,218)
Meital Steinberg 19%	(488)	(593)	81	(1,314)	0	0	0	0	0	0	0	0	(2,313)
L&E Kling Holdings 19%	(488)	(593)	81	(1,314)	0	0	0	0	0	0	0	0	(2,313)
Mitchell J Howard LLC 14%	(359)	(437)	59	(968)	0	0	0	0	0	0	0	0	(1,705)
Julia Levy 9%	(231)	(281)	38	(622)	0	0	0	0	0	0	0	0	(1,096)
Eitan Abu 10%	(257)	(312)	42	(691)	0	0	0	0	0	0	0	0	(1,218)
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%	3,877	6,190	(2,313)
LZIC LTD 10%	2,040	3,258	(1,218)
Meital Steinberg 19%	3,877	6,190	(2,313)
L&E Kling Holdings 19%	3,877	6,190	(2,313)
Mitchell J Howard LLC 14%	2,856	4,561	(1,705)
Julia Levy 9%	1,836	2,932	(1,096)
Eitan Abu 10%	2,040	3,258	(1,218)

OTHER UPDATES

Occupancy Status

The property is fully occupied.



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