

KERRA Highland LP - November/2021

FINANCIAL RESULTS OCTOBER/2021

Rent Income

Rent collection for October was high, we still have two tenants who did not pay their rents for multiple months (they are now in eviction process). We have one tenant who paid for three months in advance, and 2 tenants who caught up for September rent.

Expenses

October expenses are regular operational expenses. We caught up with the management fee that was not paid last month and also paid for leasing fee.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	30,989	25,287	32,082	29,210	25,377	39,081	24,012	27,220	28,861	34,588	0	0	296,707
Repairs & Maintenance	11,019	3,087	2,908	10,548	3,176	5,489	11,446	7,541	12,484	4,486	0	0	72,185
Utilities	3,370	6,239	8,607	5,711	949	4,445	2,650	2,073	3,686	4,392	0	0	42,120
MNG Fee & Leasing Fee	1,838	2,077	2,870	1,806	1,800	1,604	2,202	1,472	1,300	4,753	0	0	21,722
Insurance	0	0	0	0	0	0	0	0	0	2,126	0	0	2,126
Professional Fee (Accounting & Legal)	0	0	0	900	0	0	0	850	0	0	0	0	1,750
Miscellaneous Expenses	100	1	0	0	0	0	0	202	0	0	0	0	303
Total Expenses	16,327	11,404	14,385	18,965	5,924	11,538	16,298	12,137	17,471	15,757	0	0	140,207
NOI	14,662	13,883	17,697	10,245	19,453	27,543	7,714	15,083	11,390	18,831	0	0	156,500
Mortgage *	15,990	15,990	15,990	15,990	15,845	15,845	15,845	15,845	15,845	15,845	0	0	159,033
Net Cash	(1,328)	(2,107)	1,707	(5,745)	3,607	11,698	(8,132)	(763)	(4,455)	2,986	0	0	(2,533)
KERRA - 4% Fee from Collected Income	1,240	1,011	1,283	1,168	1,015	1,563	960	1,089	1,154	1,384	0	0	11,868
Net After KERRA Fee	(2,568)	(3,119)	424	(6,914)	2,592	10,134	(9,092)	(1,852)	(5,610)	1,602	0	0	(14,401)
Eliav & Revital Kling 19%	(488)	(593)	81	(1,314)	493	1,926	(1,728)	(352)	(1,066)	304	0	0	(2,736)
LZIC LTD 10%	(257)	(312)	42	(691)	259	1,013	(909)	(185)	(561)	160	0	0	(1,440)
Meital Steinberg 19%	(488)	(593)	81	(1,314)	493	1,926	(1,728)	(352)	(1,066)	304	0	0	(2,736)
L&E Kling Holdings 19%	(488)	(593)	81	(1,314)	493	1,926	(1,728)	(352)	(1,066)	304	0	0	(2,736)
Mitchell J Howard LLC 14%	(359)	(437)	59	(968)	363	1,419	(1,273)	(259)	(785)	224	0	0	(2,016)
Julia Levy 9%	(231)	(281)	38	(622)	233	912	(818)	(167)	(505)	144	0	0	(1,296)
Eitan Abu 10%	(257)	(312)	42	(691)	259	1,013	(909)	(185)	(561)	160	0	0	(1,440)
Major Rehab & Appliances **	0	0	0	0	0	1,000	601	0	0	0	0	0	1,601

* 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%	3,454	6,190	(2,736)
LZIC LTD 10%	1,818	3,258	(1,440)
Meital Steinberg 19%	3,454	6,190	(2,736)
L&E Kling Holdings 19%	3,454	6,190	(2,736)
Mitchell J Howard LLC 14%	2,545	4,561	(2,016)
Julia Levy 9%	1,636	2,932	(1,296)
Eitan Abu 10%	1,818	3,258	(1,440)

OTHER UPDATES

Occupancy Status

The property is fully occupied, we have 2 tenants in eviction process.



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