

KERRA Highland LP - December/2021

FINANCIAL RESULTS NOVEMBER/2021

Rent Income

Rent collection for November was good, we still have two tenants who did not pay their rents for multiple months (they are now in eviction process). Two additional tenants did not pay for November. On the other hand, we have 4 tenants who paid rent a few months in advance.

Expenses

November expenses are regular operational expenses.

	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	37,691	0	334,398
Repairs & Maintenance	11,019	3,087	2,908	10,548	3,176	5,489	11,446	7,541	12,484	4,486	7,598	0	79,783
Utilities	3,370	6,239	8,607	5,711	949	4,445	2,650	2,073	3,686	4,392	5,126	0	47,246
MNG Fee & Leasing Fee	1,838	2,077	2,870	1,806	1,800	1,604	2,202	1,472	1,300	4,753	2,264	0	23,986
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	300	0	603
Total Expenses	16,327	11,404	14,385	18,965	5,924	11,538	16,298	12,137	17,471	15,757	15,287	0	155,494
NOI	14,662	13,883	17,697	10,245	19,453	27,543	7,714	15,083	11,390	18,831	22,404	0	178,904
Mortgage *	15,990	15,990	15,990	15,990	15,845	15,845	15,845	15,845	15,845	15,845	15,845	0	174,879
Net Cash	(1,328)	(2,107)	1,707	(5,745)	3,607	11,698	(8,132)	(763)	(4,455)	2,986	6,558	0	4,026
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	1,508	0	13,376
Net After KERRA Fee	(2,568)	(3,119)	424	(6,914)	2,592	10,134	(9,092)	(1,852)	(5,610)	1,602	5,051	0	(9,350)
Eliav & Revital Kling 19%	(488)	(593)	81	(1,314)	493	1,926	(1,728)	(352)	(1,066)	304	960	0	(1,777)
LZIC LTD 10%	(257)	(312)	42	(691)	259	1,013	(909)	(185)	(561)	160	505	0	(935)
Meital Steinberg 19%	(488)	(593)	81	(1,314)	493	1,926	(1,728)	(352)	(1,066)	304	960	0	(1,777)
L&E Kling Holdings 19%	(488)	(593)	81	(1,314)	493	1,926	(1,728)	(352)	(1,066)	304	960	0	(1,777)
Mitchell J Howard LLC 14%	(359)	(437)	59	(968)	363	1,419	(1,273)	(259)	(785)	224	707	0	(1,309)
Julia Levy 9%	(231)	(281)	38	(622)	233	912	(818)	(167)	(505)	144	455	0	(842)
Eitan Abu 10%	(257)	(312)	42	(691)	259	1,013	(909)	(185)	(561)	160	505	0	(935)
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%	4,413	6,190	(1,777)
LZIC LTD 10%	2,323	3,258	(935)
Meital Steinberg 19%	4,413	6,190	(1,777)
L&E Kling Holdings 19%	4,413	6,190	(1,777)
Mitchell J Howard LLC 14%	3,252	4,561	(1,309)
Julia Levy 9%	2,091	2,932	(842)
Eitan Abu 10%	2,323	3,258	(935)

OTHER UPDATES

Occupancy Status

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



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