KERRA Highland LP - January/2022

FINANCIAL RESULTS DECEMBER/2022

Rent Income

Rent collection for December was OK, we have 3 rents that were paid for December in previous months, two tenants who partially caught up, and a few tenants who still owe for multiple months.

Expenses

This month we paid for tax attorney (for contesting the property tax increase) amount of $14.5k. Other than that expenses are regular operational.

	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**	**30,503**	**364,901**
Repairs & Maintenance	11,019	3,087	2,908	10,548	3,176	5,489	11,446	7,541	12,484	4,486	7,598	2,400	**82,183**
Utilities	3,370	6,239	8,607	5,711	949	4,445	2,650	2,073	3,686	4,392	5,126	6,324	**53,570**
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	2,037	**26,023**
Insurance	0	0	0	0	0	0	0	0	0	2,126	0	1,388	**3,514**
Professional Fee (Accounting & Legal)	0	0	0	900	0	0	0	850	0	0	0	14,597	**16,347**
Miscellaneous Expenses	100	1	0	0	0	0	0	202	0	0	300	129	**732**
Total Expenses	**16,327**	**11,404**	**14,385**	**18,965**	**5,924**	**11,538**	**16,298**	**12,137**	**17,471**	**15,757**	**15,287**	**26,875**	**182,369**
NOI	**14,662**	**13,883**	**17,697**	**10,245**	**19,453**	**27,543**	**7,714**	**15,083**	**11,390**	**18,831**	**22,404**	**3,628**	**182,532**
Mortgage *	15,990	15,990	15,990	15,990	15,845	15,845	15,845	15,845	15,845	15,845	15,845	15,052	**189,931**
Net Cash	**(1,328)**	**(2,107)**	**1,707**	**(5,745)**	**3,607**	**11,698**	**(8,132)**	**(763)**	**(4,455)**	**2,986**	**6,558**	**(11,424)**	**(7,398)**
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	1,220	**14,596**
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**	**(12,644)**	**(21,994)**
Eliav & Revital Kling 19%	(488)	(593)	81	(1,314)	493	1,926	(1,728)	(352)	(1,066)	304	960	(2,402)	(4,179)
LZIC LTD 10%	(257)	(312)	42	(691)	259	1,013	(909)	(185)	(561)	160	505	(1,264)	(2,199)
Meital Steinberg 19%	(488)	(593)	81	(1,314)	493	1,926	(1,728)	(352)	(1,066)	304	960	(2,402)	(4,179)
L&E Kling Holdings 19%	(488)	(593)	81	(1,314)	493	1,926	(1,728)	(352)	(1,066)	304	960	(2,402)	(4,179)
Mitchell J Howard LLC 14%	(359)	(437)	59	(968)	363	1,419	(1,273)	(259)	(785)	224	707	(1,770)	(3,079)
Julia Levy 9%	(231)	(281)	38	(622)	233	912	(818)	(167)	(505)	144	455	(1,138)	(1,980)
Eitan Abu 10%	(257)	(312)	42	(691)	259	1,013	(909)	(185)	(561)	160	505	(1,264)	(2,199)
**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%	2,011	6,190	(4,179)
LZIC LTD 10%	1,058	3,258	(2,199)
Meital Steinberg 19%	2,011	6,190	(4,179)
L&E Kling Holdings 19%	2,011	6,190	(4,179)
Mitchell J Howard LLC 14%	1,482	4,561	(3,079)
Julia Levy 9%	953	2,932	(1,980)
Eitan Abu 10%	1,058	3,258	(2,199)

OTHER UPDATES

Occupancy Status

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