

KERRA Highland LP - August/2022

FINANCIAL RESULTS JULY/2022

Rent Income

The collected rent for this month is relatively high. We worked on putting new tenants on as many units as possible in order to meet the requirements of the loan for the buyer. We utilized the security deposit of a few tenants against unpaid rent, so it is partly compensating for the loss of rent.

Expenses

Expenses for July were high as we worked in the vacant units in order to make them rent-ready.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	24,310	26,016	33,175	31,577	25,582	28,323	30,214	0	0	0	0	0	199,196
Repairs & Maintenance	1,642	1,942	1,305	2,145	5,176	3,379	5,747	0	0	0	0	0	21,336
Utilities	5,650	2,912	10,277	4,772	2,211	6,926	3,891	0	0	0	0	0	36,639
MNG Fee & Leasing Fee	1,999	1,431	1,541	1,813	2,201	1,175	270	0	0	0	0	0	10,430
Insurance	1,388	1,388	1,388	1,388	1,388	1,388	1,388	0	0	0	0	0	9,717
Professional Fee & Misc.	0	0	900	1,293	315	1,375	1,223	0	0	0	0	0	5,107
CAPEX	2,994	4,068	1,579	600	8,175	12,700	16,200	0	0	0	0	0	46,316
Mortgage	15,052	15,052	15,052	15,052	15,052	15,052	15,052	0	0	0	0	0	105,364
Total Cash Out	28,725	26,794	32,042	27,063	34,519	41,995	43,771	0	0	0	0	0	234,908
Net Cash	(4,415)	(778)	1,133	4,514	(8,937)	(13,672)	(13,557)	0	0	0	0	0	(35,712)
KERRA - 4% Fee from Collected Income	972	1,041	1,327	1,263	1,023	1,133	1,209	0	0	0	0	0	7,968
Net After KERRA Fee	(5,387)	(1,819)	(194)	3,251	(9,960)	(14,805)	(14,765)	0	0	0	0	0	(43,680)
Eliav & Revital Kling 19%	(1,024)	(346)	(37)	618	(1,892)	(2,813)	(2,805)	0	0	0	0	0	(8,299)
LZIC LTD 10%	(539)	(182)	(19)	325	(996)	(1,481)	(1,477)	0	0	0	0	0	(4,368)
Meital Steinberg 19%	(1,024)	(346)	(37)	618	(1,892)	(2,813)	(2,805)	0	0	0	0	0	(8,299)
L&E Kling Holdings 19%	(1,024)	(346)	(37)	618	(1,892)	(2,813)	(2,805)	0	0	0	0	0	(8,299)
Mitchell J Howard LLC 14%	(754)	(255)	(27)	455	(1,394)	(2,073)	(2,067)	0	0	0	0	0	(6,115)
Julia Levy 9%	(485)	(164)	(17)	293	(896)	(1,332)	(1,329)	0	0	0	0	0	(3,931)
Eitan Abu 10%	(539)	(182)	(19)	325	(996)	(1,481)	(1,477)	0	0	0	0	0	(4,368)

* 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%	(6,288)	6,190	(12,478)
LZIC LTD 10%	(3,310)	3,258	(6,567)
Meital Steinberg 19%	(6,288)	6,190	(12,478)
L&E Kling Holdings 19%	(6,288)	6,190	(12,478)
Mitchell J Howard LLC 14%	(4,633)	4,561	(9,194)
Julia Levy 9%	(2,979)	2,932	(5,911)
Eitan Abu 10%	(3,310)	3,258	(6,567)

OTHER UPDATES

Occupancy Status

July ended with one vacant unit and one tenant in eviction which started a while ago.



Copyright © 2022 KERRA Investments, All rights reserved.

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

