KERRA Knox LP - November/2018

FINANCIAL RESULTS - OCTOBER/2018

Rent Income

Rent collection this month is high, due to catching up of rents that did not go thru properly in previous months. Also, we have few tenants who paid their November rent at the end of October

Expenses

Regular operational expenses this month.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**0**	**0**	**0**	**0**	**15,866**	**18,280**	**18,909**	**14,737**	**19,329**	**22,093**	**0**	**0**	**109,214**
Repairs & Maintenance	0	0	0	0	425	2,025	1,854	1,725	5,390	2,850	0	0	**14,270**
Utilities	0	0	0	0	50	154	4,791	837	930	1,367	0	0	**8,130**
MNG Fee & Leasing Fee	0	0	0	0	925	2,391	2,121	1,895	0	850	0	0	**8,182**
Insurance	0	0	0	5,441	0	0	0	0	0	0	0	0	**5,441**
Professional Fee (Accounting & Legal)	14,050	0	1,600	0	960	61	100	225	938	0	0	0	**17,934**
Miscellaneous Expenses	1,871	33	0	280	0	0	0	10	0	0	100	0	**2,293**
Total Expenses	**15,921**	**33**	**1,600**	**5,721**	**2,360**	**4,631**	**8,866**	**4,693**	**7,258**	**5,067**	**100**	**0**	**56,249**
NOI	**(15,921)**	**(33)**	**(1,600)**	**(5,721)**	**13,506**	**13,649**	**10,043**	**10,044**	**12,070**	**17,026**	**(100)**	**0**	**52,965**
Mortgage *	0	0	0	1,907	0	9,655	9,655	9,655	9,655	9,655	0	0	**50,183**
Net Cash before Income Tax	**(15,921)**	**(33)**	**(1,600)**	**(7,628)**	**13,506**	**3,993**	**388**	**389**	**2,415**	**7,371**	**(100)**	**0**	**2,782**
KERRA - 30% Fee					4,052	1,198	116	117	725	2,211			**8,419**
Net After KERRA Fee					**9,454**	**2,795**	**271**	**272**	**1,691**	**5,160**			**19,644**
Portion/Partner - Eliav & Revital Kling 20%					1,891	559	54	54	338	1,032			3,929
Portion/Partner - LZIC LTD 20%					1,891	559	54	54	338	1,032			3,929
Portion/Partner - Irina Roytblat 24%					2,269	671	65	65	406	1,238			4,715
Portion/Partner - L&E Kling Holdings 20%					1,891	559	54	54	338	1,032			3,929
Portion/Partner - Yulia Keselman 16%					1,513	447	43	44	271	826			3,143

**Major Rehab & Appliances ** **	0	0	0	0	406	0	1,111	0	0	0	0	0	**1,517**

* 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 September and prior months

OTHER UPDATES

Occupancy Status

On the end of October, we had 5 vacant units, 3 of those units are rent ready and are listed on the market. The other 2 units, are in a process of renovation to have them rent ready.

Future Change Management

During the month of November, Eliav visited Chicago, to be involved with the management transition. We have a great collaboration between the new management company and the previous one. All required information was provided for the initial set up. We are talking daily with the new property manager to address different questions and to ensure all is going smoothly