KERRA Knox LP - December/2018

FINANCIAL RESULTS - NOVEMBER/2018

Rent Income

Rent collection this month is not so high as we have few vacancies, also few tenants paid their November rent at the end of October.

Expenses

We see high expenses this month due to few reasons:

- We are working on the vacant units to make them rent ready
- Commission payments for renting 2 units during the month of November
- City inspection fee

	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**	**19,638**	**0**	**128,852**
Repairs & Maintenance	0	0	0	0	425	2,025	1,854	1,725	5,390	2,850	7,690	0	**21,960**
Utilities	0	0	0	0	50	154	4,791	837	930	1,367	2,530	0	**10,660**
MNG Fee & Leasing Fee	0	0	0	0	925	2,391	2,121	1,895	0	850	2,350	0	**10,532**
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	1,000	0	**3,193**
Total Expenses	**15,921**	**33**	**1,600**	**5,721**	**2,360**	**4,631**	**8,866**	**4,693**	**7,258**	**5,067**	**13,570**	**0**	**69,719**
NOI	**(15,921)**	**(33)**	**(1,600)**	**(5,721)**	**13,506**	**13,649**	**10,043**	**10,044**	**12,070**	**17,026**	**6,068**	**0**	**59,133**
Mortgage *	0	0	0	1,907	0	9,655	9,655	9,655	9,655	9,655	9,575	0	**59,758**
Net Cash before Income Tax	**(15,921)**	**(33)**	**(1,600)**	**(7,628)**	**13,506**	**3,993**	**388**	**389**	**2,415**	**7,371**	**(3,507)**	**0**	**(625)**
KERRA - 30% Fee					4,052	1,198	116	117	725	2,211	(1,052)		**7,367**
Net After KERRA Fee					**9,454**	**2,795**	**271**	**272**	**1,691**	**5,160**	**(2,455)**		**17,189**
Portion/Partner - Eliav & Revital Kling 20%					1,891	559	54	54	338	1,032	(491)		3,438
Portion/Partner - LZIC LTD 20%					1,891	559	54	54	338	1,032	(491)		3,438
Portion/Partner - Irina Roytblat 24%					2,269	671	65	65	406	1,238	(589)		4,125
Portion/Partner - L&E Kling Holdings 20%					1,891	559	54	54	338	1,032	(491)		3,438
Portion/Partner - Yulia Keselman 16%					1,513	447	43	44	271	826	(393)		2,750

**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

At the end of November, we had 6 vacant units. 5 of those units are rent ready and are listed on the market. Due to the change of management, we have also moved the leasing services from the old management company that were using 3rd party agents to the new management company that have in-house leasing services.

We had some good traffic in showing those units and have a good prospect for one of the units. At this time of the year the market is slowing down for rentals and we might be seeing better rental traffic back in January.

Management Change

We have switched to our new management company during the month of November. As such, November is a transitioning month between the two management companies.

We are working closely with our new management company to ensure that they have all the information and tools required to effectively manage the property.