KERRA Knox LP - April/2019

FINANCIAL RESULTS - MARCH/2019

Rent Income

Rent collection for March was high as we are starting to lower our vacancy rate. 4 rents for March were collected in February.

Expenses

This month we still have higher expenses, less turn over of units than last month but more leasing commission as we have rented 3 units on March. In the "Rehab & Appliances", we have this month 3 units that we had to replace the floor and 4 units that needed a new fridge. These are counted as improvements, not as operational expenses.

Profit Distribution

Our balance per partner at Q4/2018 was negative, during the past 3 months we almost covered this negative balance, therefore we will not be sending checks this quarter. You can see in the table below we have added a section that reflects the balance per partner for the profit distribution.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**17,404**	**22,026**	**20,184**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**59,614**
Repairs & Maintenance	5,125	6,837	2,602	0	0	0	0	0	0	0	0	0	**14,564**
Utilities	1,454	1,684	1,708	0	0	0	0	0	0	0	0	0	**4,846**
MNG Fee & Leasing Fee	3,476	2,410	3,810	0	0	0	0	0	0	0	0	0	**9,696**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	70	0	0	0	0	0	0	0	0	0	0	**70**
Miscellaneous Expenses	0	100	960	0	0	0	0	0	0	0	0	0	**1,060**
Total Expenses	**10,055**	**11,101**	**9,081**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30,237**
NOI	**7,349**	**10,925**	**11,103**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**29,377**
Mortgage *	9,575	9,575	9,575	0	0	0	0	0	0	0	0	0	**28,725**
Net Cash	**(2,226)**	**1,350**	**1,528**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**652**
KERRA - 30% Fee	(668)	405	458	0	0	0	0	0	0	0	0	0	**196**
Net After KERRA Fee	**(1,558)**	**945**	**1,070**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**456**
Eliav & Revital Kling 20%	(312)	189	214	0	0	0	0	0	0	0	0	0	91
LZIC LTD 20%	(312)	189	214	0	0	0	0	0	0	0	0	0	91
Irina Roytblat 24%	(374)	227	257	0	0	0	0	0	0	0	0	0	110
L&E Kling Holdings 20%	(312)	189	214	0	0	0	0	0	0	0	0	0	91
Yulia Keselman 16%	(249)	151	171	0	0	0	0	0	0	0	0	0	73
Major Rehab & Appliances **	450	2,438	3,217	0	0	0	0	0	0	0	0	0	**6,104**

* 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

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
Eliav & Revital Kling 20%	2,884	2,897	(13)
LZIC LTD 20%	2,884	2,897	(13)
Irina Roytblat 24%	3,461	3,476	(15)
L&E Kling Holdings 20%	2,884	2,897	(13)
Yulia Keselman 16%	2,307	2,317	(10)

OTHER UPDATES

Occupancy Status

At the end of March, we had 3 vacant units that were in the process of getting rented.