

KERRA Knox LP - May/2019

FINANCIAL RESULTS - APRIL/2019

Rent Income

Rent collection for April was good.

Expenses

This month we were catching up with water expenses due to bills that did not come in for a few months. We had commission fee for 3 units that were rented and accounting fee for 2018 year end. All those items are keeping our expenses still high for the month of April.

In the "Rehab & Appliances" section, we have this month 1 unit that we replaced the floor and 3 units that needed a new appliance. These are counted as improvements, not as operational expenses.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	17,404	22,026	20,184	20,318	0	0	0	0	0	0	0	0	79,932
Repairs & Maintenance	5,125	6,837	2,602	2,113	0	0	0	0	0	0	0	0	16,677
Utilities	1,454	1,684	1,708	5,560	0	0	0	0	0	0	0	0	10,406
MNG Fee & Leasing Fee	3,476	2,410	3,810	3,893	0	0	0	0	0	0	0	0	13,589
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	70	0	1,320	0	0	0	0	0	0	0	0	1,390
Miscellaneous Expenses	0	100	960	0	0	0	0	0	0	0	0	0	1,060
Total Expenses	10,055	11,101	9,081	12,886	0	0	0	0	0	0	0	0	43,123
NOI	7,349	10,925	11,103	7,432	0	0	0	0	0	0	0	0	36,809
Mortgage *	9,575	9,575	9,575	9,575	0	0	0	0	0	0	0	0	38,300
Net Cash	(2,226)	1,350	1,528	(2,143)	0	0	0	0	0	0	0	0	(1,491)
KERRA - 30% Fee	(668)	405	458	(643)	0	0	0	0	0	0	0	0	(447)
Net After KERRA Fee	(1,558)	945	1,070	(1,500)	0	0	0	0	0	0	0	0	(1,043)
Eliav & Revital Kling 20%	(312)	189	214	(300)	0	0	0	0	0	0	0	0	(209)
LZIC LTD 20%	(312)	189	214	(300)	0	0	0	0	0	0	0	0	(209)
Irina Roytblat 24%	(374)	227	257	(360)	0	0	0	0	0	0	0	0	(250)
L&E Kling Holdings 20%	(312)	189	214	(300)	0	0	0	0	0	0	0	0	(209)
Yulia Keselman 16%	(249)	151	171	(240)	0	0	0	0	0	0	0	0	(167)
Major Rehab & Appliances **	450	2,438	3,217	1,563	0	0	0	0	0	0	0	0	7,667

* 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 Sep/2018 and prior months

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
Eliav & Revital Kling 20%	2,584	2,897	(312)
LZIC LTD 20%	2,584	2,897	(312)
Irina Roytblat 24%	3,101	3,476	(375)
L&E Kling Holdings 20%	2,584	2,897	(312)
Yulia Keselman 16%	2,067	2,317	(250)

OTHER UPDATES

Occupancy Status

At the end of April, we had 1 vacant, we are working on it to make it rent ready.



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