KERRA Knox LP - June/2019

FINANCIAL RESULTS - MAY/2019

Rent Income

Rent collection for May was higher than the current rent roll as our property manager were able to collect old rents. Also, 2 tenants paid their rents for June at the end of May.

Expenses

During the month of May, we had our annual city inspection. The city gave us a long list of small items that should be repaired. All those minor repairs were completed in May by our management company which increased the repairs and maintenance $ amount.

In addition, the city has stated that we must fix our parking lot as it has large potholes in it. This work was completed in June and will be reflected in the June statement as part of the capital expenditure.

In the "Rehab & Appliances" section, we have this month 1 unit that we replaced the floor and 1 unit that needed a new appliance.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**17,404**	**22,026**	**20,184**	**20,318**	**24,249**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**104,181**
Repairs & Maintenance	5,125	6,837	2,602	2,113	8,679	0	0	0	0	0	0	0	**25,356**
Utilities	1,454	1,684	1,708	5,560	1,055	0	0	0	0	0	0	0	**11,462**
MNG Fee & Leasing Fee	3,476	2,410	3,810	3,893	2,110	0	0	0	0	0	0	0	**15,699**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	70	0	1,320	456	0	0	0	0	0	0	0	**1,846**
Miscellaneous Expenses	0	100	960	0	150	0	0	0	0	0	0	0	**1,210**
Total Expenses	**10,055**	**11,101**	**9,081**	**12,886**	**12,450**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**55,573**
NOI	**7,349**	**10,925**	**11,103**	**7,432**	**11,799**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**48,609**
Mortgage *	9,575	9,575	9,575	9,575	9,575	0	0	0	0	0	0	0	**47,875**
Net Cash	**(2,226)**	**1,350**	**1,528**	**(2,143)**	**2,224**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**734**
KERRA - 30% Fee	(668)	405	458	(643)	667	0	0	0	0	0	0	0	**220**
Net After KERRA Fee	**(1,558)**	**945**	**1,070**	**(1,500)**	**1,557**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**514**
Eliav & Revital Kling 20%	(312)	189	214	(300)	311	0	0	0	0	0	0	0	103
LZIC LTD 20%	(312)	189	214	(300)	311	0	0	0	0	0	0	0	103
Irina Roytblat 24%	(374)	227	257	(360)	374	0	0	0	0	0	0	0	123
L&E Kling Holdings 20%	(312)	189	214	(300)	311	0	0	0	0	0	0	0	103
Yulia Keselman 16%	(249)	151	171	(240)	249	0	0	0	0	0	0	0	82
Major Rehab & Appliances **	450	2,438	3,217	1,563	2,518	0	0	0	0	0	0	0	**10,185**

* 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%	2,896	2,897	(1)
LZIC LTD 20%	2,896	2,897	(1)
Irina Roytblat 24%	3,475	3,476	(1)
L&E Kling Holdings 20%	2,896	2,897	(1)
Yulia Keselman 16%	2,317	2,317	(1)

OTHER UPDATES

Occupancy Status

At the end of May, we had 2 vacant units, during this month we have been working on them to make them rent ready.