KERRA Knox LP - July/2019

FINANCIAL RESULTS - JUNE/2019

Rent Income

Rent collection for June was good, we have 2 tenants who paid their rents for June at the end of May.

Expenses

Relatively low expenses for the month of June. The parking lot was fixed and the related cost is reflected on the "Major Rehab" line.

Partners' Distribution

We finally have a positive cash flow that can be distributed. The total income that has been accumulated since the last distribution, on September/2018 is &3,917. This amount will be distributed to partners in the coming days, based on the ownership portion.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**17,404**	**22,026**	**20,184**	**20,318**	**24,249**	**20,253**	**0**	**0**	**0**	**0**	**0**	**0**	**124,434**
Repairs & Maintenance	5,125	6,837	2,602	2,113	8,679	2,201	0	0	0	0	0	0	**27,557**
Utilities	1,454	1,684	1,708	5,560	1,055	989	0	0	0	0	0	0	**12,451**
MNG Fee & Leasing Fee	3,476	2,410	3,810	3,893	2,110	1,810	0	0	0	0	0	0	**17,509**
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	75	0	0	0	0	0	0	**1,285**
Total Expenses	**10,055**	**11,101**	**9,081**	**12,886**	**12,450**	**5,075**	**0**	**0**	**0**	**0**	**0**	**0**	**60,647**
NOI	**7,349**	**10,925**	**11,103**	**7,432**	**11,799**	**15,178**	**0**	**0**	**0**	**0**	**0**	**0**	**63,787**
Mortgage *	9,575	9,575	9,575	9,575	9,575	9,575	0	0	0	0	0	0	**57,450**
Net Cash	**(2,226)**	**1,350**	**1,528**	**(2,143)**	**2,224**	**5,603**	**0**	**0**	**0**	**0**	**0**	**0**	**6,337**
KERRA - 30% Fee	(668)	405	458	(643)	667	1,681	0	0	0	0	0	0	**1,901**
Net After KERRA Fee	**(1,558)**	**945**	**1,070**	**(1,500)**	**1,557**	**3,922**	**0**	**0**	**0**	**0**	**0**	**0**	**4,436**
Eliav & Revital Kling 20%	(312)	189	214	(300)	311	784	0	0	0	0	0	0	887
LZIC LTD 20%	(312)	189	214	(300)	311	784	0	0	0	0	0	0	887
Irina Roytblat 24%	(374)	227	257	(360)	374	941	0	0	0	0	0	0	1,065
L&E Kling Holdings 20%	(312)	189	214	(300)	311	784	0	0	0	0	0	0	887
Yulia Keselman 16%	(249)	151	171	(240)	249	628	0	0	0	0	0	0	710
Major Rehab & Appliances **	450	2,438	3,217	1,563	2,518	4,500	0	0	0	0	0	0	**14,685**

* 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%	3,680	2,897	783
LZIC LTD 20%	3,680	2,897	783
Irina Roytblat 24%	4,416	3,476	940
L&E Kling Holdings 20%	3,680	2,897	783
Yulia Keselman 16%	2,944	2,317	627

OTHER UPDATES

Occupancy Status

At the end of June, we had 2 vacant units, They are rent ready and on the market. One unit was rented and tenant will move into the unit in July,