

KERRA Knox LP - August/2019

FINANCIAL RESULTS - JULY/2019

Rent Income

Rent collection for July was good.

Expenses

This month we had a few expenses items to highlight:

1. We paid the annual insurance
2. Utilities - we got the water bill that comes every 3rd month in this municipality
3. We had a few city inspections
4. We had to replace 8 AC units and a fridge - those are reflected in the appliances line

	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	21,297	0	0	0	0	0	145,731
Repairs & Maintenance	5,125	6,837	2,602	2,113	8,679	2,201	2,154	0	0	0	0	0	29,711
Utilities	1,454	1,684	1,708	5,560	1,055	989	4,157	0	0	0	0	0	16,608
MNG Fee & Leasing Fee	3,476	2,410	3,810	3,893	2,110	1,810	2,560	0	0	0	0	0	20,069
Insurance	0	0	0	0	0	0	4,476	0	0	0	0	0	4,476
Professional Fee (Accounting & Legal)	0	70	0	1,320	456	0	70	0	0	0	0	0	1,916
Miscellaneous Expenses	0	100	960	0	150	75	1,600	0	0	0	0	0	2,885
Total Expenses	10,055	11,101	9,081	12,886	12,450	5,075	15,017	0	0	0	0	0	75,665
NOI	7,349	10,925	11,103	7,432	11,799	15,178	6,279	0	0	0	0	0	70,066
Mortgage *	9,575	9,575	9,575	9,575	9,575	9,575	9,575	0	0	0	0	0	67,025
Net Cash	(2,226)	1,350	1,528	(2,143)	2,224	5,603	(3,296)	0	0	0	0	0	3,041
KERRA - 30% Fee	(668)	405	458	(643)	667	1,681	(989)	0	0	0	0	0	912
Net After KERRA Fee	(1,558)	945	1,070	(1,500)	1,557	3,922	(2,307)	0	0	0	0	0	2,129
Eliav & Revital Kling 20%	(312)	189	214	(300)	311	784	(461)	0	0	0	0	0	426
LZIC LTD 20%	(312)	189	214	(300)	311	784	(461)	0	0	0	0	0	426
Irina Roytblat 24%	(374)	227	257	(360)	374	941	(554)	0	0	0	0	0	511
L&E Kling Holdings 20%	(312)	189	214	(300)	311	784	(461)	0	0	0	0	0	426
Yulia Keselman 16%	(249)	151	171	(240)	249	628	(369)	0	0	0	0	0	341
Major Rehab & Appliances **	450	2,438	3,217	1,563	2,518	4,500	6,000	0	0	0	0	0	20,686

* 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 Jun/2019 and prior months

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
Eliav & Revital Kling 20%	3,219	3,680	(461)
LZIC LTD 20%	3,219	3,680	(461)
Irina Roytblat 24%	3,863	4,416	(554)
L&E Kling Holdings 20%	3,219	3,680	(461)
Yulia Keselman 16%	2,575	2,944	(369)

OTHER UPDATES

Occupancy Status

During the month of July, the property was fully rented. We received notices from 2 tenants that will be leaving. once they move out we will start to work on those units to make them rent ready.



Copyright © 2019 KERRA Investments, All rights reserved.

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

