

KERRA Knox LP - September/2019

FINANCIAL RESULTS - AUGUST/2019

Rent Income

Rent collection for August was good.

Expenses

This month, in addition to regular operating expenses we had one unit that we renovated to make it rent ready, including new flooring (reflected on the major rehab line). Also, we had to buy a new fridge and a new stove for 2 other units, this is 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	21,739	0	0	0	0	167,469
Repairs & Maintenance	5,125	6,837	2,602	2,113	8,679	2,201	2,154	4,853	0	0	0	0	34,564
Utilities	1,454	1,684	1,708	5,560	1,055	989	4,157	937	0	0	0	0	17,546
MNG Fee & Leasing Fee	3,476	2,410	3,810	3,893	2,110	1,810	2,560	2,585	0	0	0	0	22,654
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	70	0	0	0	0	1,986
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	8,446	0	0	0	0	84,111
NOI	7,349	10,925	11,103	7,432	11,799	15,178	6,279	13,293	0	0	0	0	83,359
Mortgage *	9,575	9,575	9,575	9,575	9,575	9,575	9,575	9,575	0	0	0	0	76,600
Net Cash	(2,226)	1,350	1,528	(2,143)	2,224	5,603	(3,296)	3,718	0	0	0	0	6,759
KERRA - 30% Fee	(668)	405	458	(643)	667	1,681	(989)	1,115	0	0	0	0	2,028
Net After KERRA Fee	(1,558)	945	1,070	(1,500)	1,557	3,922	(2,307)	2,603	0	0	0	0	4,731
Eliav & Revital Kling 20%	(312)	189	214	(300)	311	784	(461)	521	0	0	0	0	946
LZIC LTD 20%	(312)	189	214	(300)	311	784	(461)	521	0	0	0	0	946
Irina Roytblat 24%	(374)	227	257	(360)	374	941	(554)	625	0	0	0	0	1,136
L&E Kling Holdings 20%	(312)	189	214	(300)	311	784	(461)	521	0	0	0	0	946
Yulia Keselman 16%	(249)	151	171	(240)	249	628	(369)	416	0	0	0	0	757
Major Rehab & Appliances **	450	2,438	3,217	1,563	2,518	4,500	6,000	2,465	0	0	0	0	23,150

* 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%	3,739	3,680	59
LZIC LTD 20%	3,739	3,680	59
Irina Roytblat 24%	4,487	4,416	71
L&E Kling Holdings 20%	3,739	3,680	59
Yulia Keselman 16%	2,991	2,944	47

OTHER UPDATES

Occupancy Status

One unit was rented and the other one is reant ready and listed on the market. We have another unit that is being evicted.



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