KERRA Pulaski LP - February/2018

FINANCIAL RESULTS - FEBRUARY/2018

Rent Income
Rent income represents rent from 6 tenants out of 7, since one of the tenants paid their January rent in December.

Expenses
Expenses this month look a bit low, some checks were not cashed yet.

Portion per Partner
Income per partner will be accumulated for Jan-Mar. checks or deposits to partners will be done mid-April.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**4,638**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,638**
Repairs & Maintenance	528	0	0	0	0	0	0	0	0	0	0	0	**528**
Utilities	141	0	0	0	0	0	0	0	0	0	0	0	**141**
MNG Fee & Leasing Fee	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Insurance & Property Tax	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Miscellaneous Expenses	24	0	0	0	0	0	0	0	0	0	0	0	**24**
Total Expenses	**693**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**693**
NOI	**3,945**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,945**
Mortgage *	2,780	2,780	0	0	0	0	0	0	0	0	0	0	**5,560**
Net Cash before Income Tax	**1,165**	**(2,780)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**(1,615)**
KERRA - 30% Fee	349												349
Net After KERRA Fee	**815**												**815**
Portion/Partner - Ohad Kaufman 18%	147												**147**
Portion/Partner - Eliav Kling 41%	334												**334**
Portion/Partner - Revital Kling 41%	334												334
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	0	0	**0**

* Mortgage payments include: principle, Interest & escrow for property tax

** Major Rehab & Appliances are not expenses they are added to the property value

OTHER UPDATES

Occupancy Status
Property is fully rented.

Tax Season
During the past few weeks we have been working with our accountant to review and complete tax return and all related documents. Tax return for both Federal & State are ready to be submitted. K-1's for partners will be ready within the coming few days.