

KERRA Pulaski LP - March/2018

FINANCIAL RESULTS - FEBRUARY/2018

Rent Income

Income rent was paid by all tenants for the month of February.

Expenses

Utility bills are starting to come on a regular basis, this topic is still under stabilisation with all vendors.

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	6,644	0	0	0	0	0	0	0	0	0	0	11,282
Repairs & Maintenance	528	0	0	0	0	0	0	0	0	0	0	0	528
Utilities	141	507	0	0	0	0	0	0	0	0	0	0	648
MNG Fee & Leasing Fee	0	1,805	0	0	0	0	0	0	0	0	0	0	1,805
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	2,312	0	0	0	0	0	0	0	0	0	0	3,005
NOI	3,945	4,333	0	0	0	0	0	0	0	0	0	0	8,278
Mortgage *	2,780	2,780	0	0	0	0	0	0	0	0	0	0	5,560
Net Cash before Income Tax	1,165	1,553	0	0	0	0	0	0	0	0	0	0	2,717
KERRA - 30% Fee	349	466											815
Net After KERRA Fee	815	1,087											1,902
Portion/Partner - Ohad Kaufman 18%	147	196											342
Portion/Partner - Eliav Kling 41%	334	446											780
Portion/Partner - Revital Kling 41%	334	446											780
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

2017 Tax return for the partnership was electronically submitted by our accountant. All relevant forms to federal & state authorities were sent as well.



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