KERRA Pulaski LP - June/2018

FINANCIAL RESULTS - MAY/2018

Rent Income

May income represents rent paid from all tenants and also one rent for next month which was paid at the end of May.

Expenses

We had low amount of expenses this month.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**4,638**	**6,644**	**4,150**	**6,485**	**6,425**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28,342**
Repairs & Maintenance	528	805	460	550	197	0	0	0	0	0	0	0	**2,540**
Utilities	141	507	217	4,163	372	0	0	0	0	0	0	0	**5,400**
MNG Fee & Leasing Fee	0	1,000	1,000	0	0	0	0	0	0	0	0	0	**2,000**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	0	0	875	0	0	0	0	0	0	0	0	**875**
Miscellaneous Expenses	24	0	0	0	100	0	0	0	0	0	0	0	**124**
Total Expenses	**693**	**2,312**	**1,677**	**5,588**	**669**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10,939**
NOI	**3,945**	**4,333**	**2,473**	**897**	**5,756**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**17,404**
Mortgage *	2,780	2,780	2,780	2,780	2,780	0	0	0	0	0	0	0	**13,900**
Net Cash before Income Tax	**1,165**	**1,553**	**(307)**	**(1,883)**	**2,976**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,503**
KERRA - 30% Fee	349	466	(92)	(565)	893								**1,051**
Net After KERRA Fee	**815**	**1,087**	**(215)**	**(1,318)**	**2,083**								**2,452**
Portion/Partner - Ohad Kaufman 18%	147	196	(39)	(237)	375								**441**
Portion/Partner - Eliav Kling 41%	334	446	(88)	(540)	854								**1,005**
Portion/Partner - Revital Kling 41%	334	446	(88)	(540)	854								1,005
Major Rehab & Appliances **	0	0	0	911	0	0	0	0	0	0	0	0	**911**

* 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 March and prior months

OTHER UPDATES

Occupancy Status

Property is fully rented, total rents: $5,785.

Raising Rents

We are in the process to raise rents for our tenants. The goal is to improve the performance of the property and bring the income to its maximum potential. This process will stretch over a period of few months.