

KERRA Pulaski LP - July/2018

FINANCIAL RESULTS - JUNE/2018

Rent Income

June income represents rent paid from 6 out of 7 tenants, the missing rent was paid at beginning of July.

Expenses

During June we have caught up with management fee.

Portion per Partner

Income per partner that have been accumulated for Apr-Jun will be deposited in the coming few days.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	4,638	6,644	4,150	6,485	6,425	5,025	0	0	0	0	0	0	33,367
Repairs & Maintenance	528	805	460	550	197	420	0	0	0	0	0	0	2,960
Utilities	141	507	217	4,163	372	601	0	0	0	0	0	0	6,001
MNG Fee & Leasing Fee	0	1,000	1,000	0	0	1,000	0	0	0	0	0	0	3,000
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	2,021	0	0	0	0	0	0	12,960
NOI	3,945	4,333	2,473	897	5,756	3,004	0	0	0	0	0	0	20,407
Mortgage *	2,780	2,780	2,780	2,780	2,780	2,780	0	0	0	0	0	0	16,681
Net Cash before Income Tax	1,165	1,553	(307)	(1,883)	2,976	224	0	0	0	0	0	0	3,727
KERRA - 30% Fee	349	466	(92)	(565)	893	67							1,118
Net After KERRA Fee	815	1,087	(215)	(1,318)	2,083	157							2,609
Portion/Partner - Ohad Kaufman 18%	147	196	(39)	(237)	375	28							470
Portion/Partner - Eliav Kling 41%	334	446	(88)	(540)	854	64							1,070
Portion/Partner - Revital Kling 41%	334	446	(88)	(540)	854	64							1,070
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.



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