

KERRA Pulaski LP - August/2018

FINANCIAL RESULTS - JULY/2018

Rent Income

July income represents rent paid by all tenants.

Expenses

no special expenses for July

Major Rehab & Appliances

The \$325 represents a fridge we had to buy to replace one that broke. Our property manager was able to find a used fridge to reduce our cost.

	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	5,825	0	0	0	0	0	39,192
Repairs & Maintenance	528	805	460	550	197	420	455	0	0	0	0	0	3,415
Utilities	141	507	217	4,163	372	601	306	0	0	0	0	0	6,308
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	761	0	0	0	0	0	13,721
NOI	3,945	4,333	2,473	897	5,756	3,004	5,064	0	0	0	0	0	25,471
Mortgage *	2,780	2,780	2,780	2,780	2,780	2,780	2,780	0	0	0	0	0	19,461
Net Cash before Income Tax	1,165	1,553	(307)	(1,883)	2,976	224	2,283	0	0	0	0	0	6,010
KERRA - 30% Fee	349	466	(92)	(565)	893	67	685						1,803
Net After KERRA Fee	815	1,087	(215)	(1,318)	2,083	157	1,598						4,207
Portion/Partner - Ohad Kaufman 18%	147	196	(39)	(237)	375	28	288						757
Portion/Partner - Eliav Kling 41%	334	446	(88)	(540)	854	64	655						1,725
Portion/Partner - Revital Kling 41%	334	446	(88)	(540)	854	64	655						1,725

Major Rehab & Appliances **	0	0	0	911	0	0	325	0	0	0	0	0	1,236
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* 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 June and prior months

OTHER UPDATES

Occupancy Status

Property is fully rented, total rents: \$5,825.

Raising Rents

Currently, we increased all rents, next round of rent increase will be applied on a regular rent renewal.



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