

KERRA Pulaski LP - October/2018

FINANCIAL RESULTS - SEPTEMBER/2018

Rent Income

September rent represents 6 out of 7 tenants paid their rent. We have asked the new property manager to collect the missing rent.

Expenses

Regular operational expenses for this month.

Partners' Distribution

Income per partner that has been accumulated during the months Jul-Sep will be deposited in the coming 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	5,825	5,825	4,990	0	0	0	50,007
Repairs & Maintenance	528	805	460	550	197	420	455	120	255	0	0	0	3,790
Utilities	141	507	217	4,163	372	601	306	812	146	0	0	0	7,266
MNG Fee & Leasing Fee	0	1,000	1,000	0	0	1,000	0	500	500	0	0	0	4,000
Insurance	0	0	0	0	0	0	0	2,531	0	0	0	0	2,531
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	3,963	901	0	0	0	18,586
NOI	3,945	4,333	2,473	897	5,756	3,004	5,064	1,862	4,089	0	0	0	31,421
Mortgage *	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	0	0	0	25,021
Net Cash before Income Tax	1,165	1,553	(307)	(1,883)	2,976	224	2,283	(918)	1,309	0	0	0	6,401
KERRA - 30% Fee	349	466	(92)	(565)	893	67	685	(275)	393				1,920
Net After KERRA Fee	815	1,087	(215)	(1,318)	2,083	157	1,598	(643)	916				4,480
Portion/Partner - Ohad Kaufman 18%	147	196	(39)	(237)	375	28	288	(116)	165				806
Portion/Partner - Eliav Kling 41%	334	446	(88)	(540)	854	64	655	(264)	376				1,837
Portion/Partner - Revital Kling 41%	334	446	(88)	(540)	854	64	655	(264)	376				1,837

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.

New Property Manager

The new property manager took over on October 1st as planned. We are working with him to ensure the transition is smooth.



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