

KERRA Pulaski LP - November/2018

FINANCIAL RESULTS - OCTOBER/2018

Rent Income

October rent looks high, one tenant paid also for the previous month.

Expenses

Regular operational expenses for 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	5,025	5,825	5,825	4,990	6,625	0	0	56,632
Repairs & Maintenance	528	805	460	550	197	420	455	120	255	685	0	0	4,475
Utilities	141	507	217	4,163	372	601	306	812	146	775	0	0	8,041
MNG Fee & Leasing Fee	0	1,000	1,000	0	0	1,000	0	500	500	885	0	0	4,885
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	12	0	0	136
Total Expenses	693	2,312	1,677	5,588	669	2,021	761	3,963	901	2,357	0	0	20,942
NOI	3,945	4,333	2,473	897	5,756	3,004	5,064	1,862	4,089	4,268	0	0	35,690
Mortgage *	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,386	0	0	27,407
Net Cash before Income Tax	1,165	1,553	(307)	(1,883)	2,976	224	2,283	(918)	1,309	1,883	0	0	8,283
KERRA - 30% Fee	349	466	(92)	(565)	893	67	685	(275)	393	565			2,485
Net After KERRA Fee	815	1,087	(215)	(1,318)	2,083	157	1,598	(643)	916	1,318			5,798
Portion/Partner - Ohad Kaufman 18%	147	196	(39)	(237)	375	28	288	(116)	165	237			1,044
Portion/Partner - Eliav Kling 41%	334	446	(88)	(540)	854	64	655	(264)	376	540			2,377
Portion/Partner - Revital Kling 41%	334	446	(88)	(540)	854	64	655	(264)	376	540			2,377
Major Rehab & Appliances **	0	0	0	911	0	0	325	0	0	0	0	0	1,236

* 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 September and prior months

OTHER UPDATES

Occupancy Status

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

New Property Manager

We went through the first full month of operation with the new property manager. The transition went well and smooth. There are still few items to be closed on the previous property manager end. We are keeping in touch with both of them to make sure all details are captured properly.



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