

KERRA Pulaski LP - December/2018

FINANCIAL RESULTS - NOVEMBER/2018

Rent Income

November rent looks high, one tenant paid also for September.

Expenses

Operational expenses are low this month probably will catch up on coming months.

	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	6,675	0	63,307
Repairs & Maintenance	528	805	460	550	197	420	455	120	255	685	260	0	4,735
Utilities	141	507	217	4,163	372	601	306	812	146	775	82	0	8,123
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	342	0	21,284
NOI	3,945	4,333	2,473	897	5,756	3,004	5,064	1,862	4,089	4,268	6,333	0	42,023
Mortgage *	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,386	2,386	2,386	32,178
Net Cash before Income Tax	1,165	1,553	(307)	(1,883)	2,976	224	2,283	(918)	1,309	1,883	3,947	(2,386)	9,845
KERRA - 30% Fee	349	466	(92)	(565)	893	67	685	(275)	393	565	1,184		3,669
Net After KERRA Fee	815	1,087	(215)	(1,318)	2,083	157	1,598	(643)	916	1,318	2,763		8,561
Portion/Partner - Ohad Kaufman 18%	147	196	(39)	(237)	375	28	288	(116)	165	237	497		1,541
Portion/Partner - Eliav Kling 41%	334	446	(88)	(540)	854	64	655	(264)	376	540	1,133		3,510
Portion/Partner - Revital Kling 41%	334	446	(88)	(540)	854	64	655	(264)	376	540	1,133		3,510
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

The management transition was completed and the property is currently fully managed by our new management company. The transition went very smooth with no major issues.



Copyright © 2018 KERRA Investments, All rights reserved.

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

