

## KERRA Pulaski LP - January/2018

## FINANCIAL RESULTS - DECEMBER/2018

## Rent Income

December collected rent seems low, but we had one tenant paid his rent for this month at the end of November.

## Expenses

Operational expenses are low this month, as utility bills did not come in yet for the new management company.

## Partners' Distribution

Income per partner that has been accumulated during the months of Oct-December 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 | 6,625 | 6,675 | 5,000 | 68,307 |
| Repairs & Maintenance                 | 528   | 805   | 460   | 550     | 197   | 420   | 455   | 120   | 255   | 685   | 260   | 316   | 5,051  |
| Utilities                             | 141   | 507   | 217   | 4,163   | 372   | 601   | 306   | 812   | 146   | 775   | 82    | 225   | 8,347  |
| MNG Fee & Leasing Fee                 | 0     | 1,000 | 1,000 | 0       | 0     | 1,000 | 0     | 500   | 500   | 885   | 0     | 385   | 5,270  |
| 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   | 926   | 22,210 |
| NOI                                   | 3,945 | 4,333 | 2,473 | 897     | 5,756 | 3,004 | 5,064 | 1,862 | 4,089 | 4,268 | 6,333 | 4,074 | 46,097 |
| 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 | 1,688 | 13,919 |
| KERRA - 30% Fee                       | 349   | 466   | (92)  | (565)   | 893   | 67    | 685   | (275) | 393   | 565   | 1,184 | 507   | 4,176  |
| Net After KERRA Fee                   | 815   | 1,087 | (215) | (1,318) | 2,083 | 157   | 1,598 | (643) | 916   | 1,318 | 2,763 | 1,182 | 9,743  |
| Portion/Partner - Ohad Kaufman 18%    | 147   | 196   | (39)  | (237)   | 375   | 28    | 288   | (116) | 165   | 237   | 497   | 213   | 1,754  |
| Portion/Partner - Eliav Kling 41%     | 334   | 446   | (88)  | (540)   | 854   | 64    | 655   | (264) | 376   | 540   | 1,133 | 485   | 3,995  |
| Portion/Partner - Revital Kling 41%   | 334   | 446   | (88)  | (540)   | 854   | 64    | 655   | (264) | 376   | 540   | 1,133 | 485   | 3,995  |
| 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.



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