

## KERRA Pulaski LP - FEBRUARY/2018

## FINANCIAL RESULTS - January/2019

### Rent Income

January rent collection was 100%.

### Expenses

Operational expenses are normal this month.

### Partners' Distribution

Ohad's holding was changed to reflect the new agreement. Ohad currently owns 30% of the property.

|                                        | Jan   | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|----------------------------------------|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| <b>Income</b>                          | 5,850 | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 5,850 |
| Repairs & Maintenance                  | 1,092 | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 1,092 |
| Utilities                              | 637   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 637   |
| MNG Fee & Leasing Fee                  | 385   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 385   |
| Insurance                              | 0     | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0     |
| Professional Fee (Accounting & Legal)  | 0     | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0     |
| Miscellaneous Expenses                 | 0     | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0     |
| <b>Total Expenses</b>                  | 2,113 | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 2,113 |
| <b>NOI</b>                             | 3,737 | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 3,737 |
| Mortgage *                             | 2,386 | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 2,386 |
| <b>Net Cash before Income Tax</b>      | 1,351 | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 1,351 |
| KERRA - 30% Fee                        | 405   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 405   |
| <b>Net After KERRA Fee</b>             | 946   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 946   |
| Portion/Partner - Ohad Kaufman 30%     | 284   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 284   |
| Portion/Partner - Eliav Kling 35%      | 331   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 331   |
| Portion/Partner - Revital Kling 35%    | 331   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 331   |
| <b>Major Rehab &amp; Appliances **</b> | 0     | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0     |

\* 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 Dec/2018 and prior months

## OTHER UPDATES

### Occupancy Status

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



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