

KERRA Pulaski LP - MARCH/2019

FINANCIAL RESULTS - February/2019

Rent Income

February - 6 tenants out of 7 paid their rent, one tenant, paid their February rent in March.

Expenses

Water was paid twice by mistake, already confirmed with the city that the credit will show on next bill. Management Fee was caught up on February so now we pay for the current month.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	5,850	4,850	0	0	0	0	0	0	0	0	0	0	10,700
Repairs & Maintenance	1,092	1,047	0	0	0	0	0	0	0	0	0	0	2,139
Utilities	637	2,256	0	0	0	0	0	0	0	0	0	0	2,893
MNG Fee & Leasing Fee	385	770	0	0	0	0	0	0	0	0	0	0	1,155
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
Total Expenses	2,113	4,073	0	0	0	0	0	0	0	0	0	0	6,186
NOI	3,737	777	0	0	0	0	0	0	0	0	0	0	4,514
Mortgage *	2,386	2,386	0	0	0	0	0	0	0	0	0	0	4,772
Net Cash before Income Tax	1,351	(1,609)	0	0	0	0	0	0	0	0	0	0	(258)
KERRA - 30% Fee	405	(483)	0	0	0	0	0	0	0	0	0	0	(77)
Net After KERRA Fee	946	(1,126)	0	0	0	0	0	0	0	0	0	0	(181)
Portion/Partner - Ohad Kaufman 30%	284	(338)	0	0	0	0	0	0	0	0	0	0	(54)
Portion/Partner - Eliav Kling 35%	331	(394)	0	0	0	0	0	0	0	0	0	0	(63)
Portion/Partner - Revital Kling 35%	331	(394)	0	0	0	0	0	0	0	0	0	0	(63)
Major Rehab & Appliances **	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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