

KERRA Pulaski LP - April/2019

FINANCIAL RESULTS - MARCH/2019

Rent Income

March - all 7 tenants paid their rent for March.

Expenses

Management fee and water expenses that were paid twice last month (by mistake), were not paid this month.

Partners' Distribution

The income per partner that has been accumulated during the months of Jan-Mar and reflected in the table below, will be deposited in the coming days.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	5,850	4,850	6,919	0	0	0	0	0	0	0	0	0	17,619
Repairs & Maintenance	1,092	1,047	70	0	0	0	0	0	0	0	0	0	2,209
Utilities	637	2,256	642	0	0	0	0	0	0	0	0	0	3,534
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	945	0	0	0	0	0	0	0	0	0	945
Miscellaneous Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	2,113	4,073	1,657	0	0	0	0	0	0	0	0	0	7,843
NOI	3,737	777	5,262	0	0	0	0	0	0	0	0	0	9,775
Mortgage *	2,386	2,386	2,386	0	0	0	0	0	0	0	0	0	7,157
Net Cash before Income Tax	1,351	(1,609)	2,876	0	0	0	0	0	0	0	0	0	2,618
KERRA - 30% Fee	405	(482.7)	863	0	0	0	0	0	0	0	0	0	785
Net After KERRA Fee	946	(1,126)	2,013	0	0	0	0	0	0	0	0	0	1,833
Portion/Partner - Ohad Kaufman 30%	284	(338)	604	0	0	0	0	0	0	0	0	0	550
Portion/Partner - Eliav Kling 35%	331	(394)	705	0	0	0	0	0	0	0	0	0	641
Portion/Partner - Revital Kling 35%	331	(394)	705	0	0	0	0	0	0	0	0	0	641

Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	0	0	0
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* 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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