

KERRA Pulaski LP - May/2019

FINANCIAL RESULTS - APRIL/2019

Rent Income

April - only 6 tenants paid their rent, one of them paid also May rent at the end of April.

Expenses

Relatively low expenses for April.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	5,850	4,850	6,919	5,850	0	0	0	0	0	0	0	0	23,469
Repairs & Maintenance	1,092	1,047	70	135	0	0	0	0	0	0	0	0	2,344
Utilities	637	2,256	642	592	0	0	0	0	0	0	0	0	4,127
MNG Fee & Leasing Fee	385	770	0	385	0	0	0	0	0	0	0	0	1,540
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	100	0	0	0	0	0	0	0	0	100
Total Expenses	2,113	4,073	1,657	1,212	0	0	0	0	0	0	0	0	9,056
NOI	3,737	777	5,262	4,638	0	0	0	0	0	0	0	0	14,413
Mortgage *	2,386	2,386	2,386	2,386	0	0	0	0	0	0	0	0	9,543
Net Cash	1,351	(1,609)	2,876	2,252	0	0	0	0	0	0	0	0	4,870
KERRA - 30% Fee	405	(482.7)	863	676	0	0	0	0	0	0	0	0	1,461
Net After KERRA Fee	946	(1,126)	2,013	1,576	0	0	0	0	0	0	0	0	3,409
Ohad Kaufman 30%	284	(338)	604	473	0	0	0	0	0	0	0	0	1,023
Eliav Kling 35%	331	(394)	705	552	0	0	0	0	0	0	0	0	1,193
Revital Kling 35%	331	(394)	705	552	0	0	0	0	0	0	0	0	1,193
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 Mar/2019 and prior months

OTHER UPDATES

Occupancy Status

One tenant left, we recently started to work on the unit to make it rent ready.



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