

KERRA Pulaski LP - June/2019

FINANCIAL RESULTS - MAY/2019

Rent Income

May - we had 6 tenants, all of them paid their rents.

Expenses

Expenses for this month includes work that was done on the vacant unit to make it rent ready.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	5,850	4,850	6,919	5,850	5,200	0	0	0	0	0	0	0	28,669
Repairs & Maintenance	1,092	1,047	70	135	972	0	0	0	0	0	0	0	3,315
Utilities	637	2,256	642	592	180	0	0	0	0	0	0	0	4,307
MNG Fee & Leasing Fee	385	770	0	385	420	0	0	0	0	0	0	0	1,960
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	1,572	0	0	0	0	0	0	0	10,628
NOI	3,737	777	5,262	4,638	3,628	0	0	0	0	0	0	0	18,041
Mortgage *	2,386	2,386	2,386	2,386	2,386	0	0	0	0	0	0	0	11,929
Net Cash	1,351	(1,609)	2,876	2,252	1,242	0	0	0	0	0	0	0	6,112
KERRA - 30% Fee	405	(482.7)	863	676	373	0	0	0	0	0	0	0	1,834
Net After KERRA Fee	946	(1,126)	2,013	1,576	869	0	0	0	0	0	0	0	4,278
Ohad Kaufman 30%	284	(338)	604	473	261	0	0	0	0	0	0	0	1,283
Eliav Kling 35%	331	(394)	705	552	304	0	0	0	0	0	0	0	1,497
Revital Kling 35%	331	(394)	705	552	304	0	0	0	0	0	0	0	1,497
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

At the end of May, the vacant unit was rent ready and on the market.



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