KERRA Pulaski LP - July/2019

FINANCIAL RESULTS - JUNE/2019

Rent Income
June - we had 6 tenants, 5 them paid their rents this month, one paid his rent for June last month.

Expenses
Regular expenses for this month. Utilities look high because of gas & water bills did not come in last month.

Partners' Distribution
The income per partner that has been accumulated during the months of Apr-Jun and reflected in the table below, will be distributed in the coming days.
Total net cash for partners:
Six months: January - June/2019 is $4,577 represents 4.1% return
Twelve months: July/2018 - June/2019 is: $11,712 represts 10.4% return

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**5,850**	**4,850**	**6,919**	**5,850**	**5,200**	**4,613**	**0**	**0**	**0**	**0**	**0**	**0**	**33,282**
Repairs & Maintenance	1,092	1,047	70	135	972	425	0	0	0	0	0	0	**3,740**
Utilities	637	2,256	642	592	180	870	0	0	0	0	0	0	**5,177**
MNG Fee & Leasing Fee	385	770	0	385	420	435	0	0	0	0	0	0	**2,395**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	0	945	0	0	70	0	0	0	0	0	0	**1,015**
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**	**1,800**	**0**	**0**	**0**	**0**	**0**	**0**	**12,428**
NOI	**3,737**	**777**	**5,262**	**4,638**	**3,628**	**2,813**	**0**	**0**	**0**	**0**	**0**	**0**	**20,854**
Mortgage *	2,386	2,386	2,386	2,386	2,386	2,386	0	0	0	0	0	0	**14,315**
Net Cash	**1,351**	**(1,609)**	**2,876**	**2,252**	**1,242**	**427**	**0**	**0**	**0**	**0**	**0**	**0**	**6,539**
KERRA - 30% Fee	405	(482.7)	863	676	373	128	0	0	0	0	0	0	**1,962**
Net After KERRA Fee	**946**	**(1,126)**	**2,013**	**1,576**	**869**	**299**	**0**	**0**	**0**	**0**	**0**	**0**	**4,577**
Ohad Kaufman 30%	284	(338)	604	473	261	90	0	0	0	0	0	0	**1,373**
Eliav Kling 35%	331	(394)	705	552	304	105	0	0	0	0	0	0	**1,602**
Revital Kling 35%	331	(394)	705	552	304	105	0	0	0	0	0	0	1,602
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 June, the vacant unit was rent ready and on the market. it was rented in July, the tenant will move into the unit on August.