

KERRA Pulaski LP - August/2019

FINANCIAL RESULTS - JULY/2019

Rent Income

June - we had five tenants, all paid their rent

Expenses

Regular expenses for this month.

	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	4,698	0	0	0	0	0	37,980
Repairs & Maintenance	1,092	1,047	70	135	972	425	90	0	0	0	0	0	3,830
Utilities	637	2,256	642	592	180	870	288	0	0	0	0	0	5,466
MNG Fee & Leasing Fee	385	770	0	385	420	435	435	0	0	0	0	0	2,830
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	0	945	0	0	70	70	0	0	0	0	0	1,085
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	883	0	0	0	0	0	13,311
NOI	3,737	777	5,262	4,638	3,628	2,813	3,815	0	0	0	0	0	24,669
Mortgage *	2,386	2,386	2,386	2,386	2,386	2,386	2,386	0	0	0	0	0	16,701
Net Cash	1,351	(1,609)	2,876	2,252	1,242	427	1,429	0	0	0	0	0	7,968
KERRA - 30% Fee	405	(482.7)	863	676	373	128	429	0	0	0	0	0	2,390
Net After KERRA Fee	946	(1,126)	2,013	1,576	869	299	1,000	0	0	0	0	0	5,578
Ohad Kaufman 30%	284	(338)	604	473	261	90	300	0	0	0	0	0	1,673
Eliav Kling 35%	331	(394)	705	552	304	105	350	0	0	0	0	0	1,952
Revital Kling 35%	331	(394)	705	552	304	105	350	0	0	0	0	0	1,952
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 Jun/2019 and prior months

OTHER UPDATES

Occupancy Status

We have one tenant that left, the unit is rent ready and listed on the market. The other unit that was vacant before, the new tenant will move in August.



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