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KERRA Pulaski LP - September/2019

FINANCIAL RESULTS - AUGUST/2019

Rent Income

August - we had five tenants, all paid their rent. A new tenant for unit 7 will move in on September 1st and already paid the rent during August.

Expenses

Our expenses are high this month due to insurance payment. Also, the water bill was paid twice by mistake, we will be credited on the next bill.

	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**	**5,700**	**0**	**0**	**0**	**0**	**43,680**
Repairs & Maintenance	1,092	1,047	70	135	972	425	90	1,171	0	0	0	0	**5,001**
Utilities	637	2,256	642	592	180	870	288	1,797	0	0	0	0	**7,263**
MNG Fee & Leasing Fee	385	770	0	385	420	435	435	385	0	0	0	0	**3,215**
Insurance	0	0	0	0	0	0	0	2,591	0	0	0	0	**2,591**
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**	**5,944**	**0**	**0**	**0**	**0**	**19,255**
NOI	**3,737**	**777**	**5,262**	**4,638**	**3,628**	**2,813**	**3,815**	**(244)**	**0**	**0**	**0**	**0**	**24,425**
Mortgage *	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	0	0	0	0	**19,087**
Net Cash	**1,351**	**(1,609)**	**2,876**	**2,252**	**1,242**	**427**	**1,429**	**(2,630)**	**0**	**0**	**0**	**0**	**5,338**
KERRA - 30% Fee	405	(482.7)	863	676	373	128	429	(789)	0	0	0	0	**1,601**
Net After KERRA Fee	**946**	**(1,126)**	**2,013**	**1,576**	**869**	**299**	**1,000**	**(1,841)**	**0**	**0**	**0**	**0**	**3,737**
Ohad Kaufman 30%	284	(338)	604	473	261	90	300	(552)	0	0	0	0	**1,121**
Eliav Kling 35%	331	(394)	705	552	304	105	350	(644)	0	0	0	0	**1,308**
Revital Kling 35%	331	(394)	705	552	304	105	350	(644)	0	0	0	0	1,308
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

One unit was rented, the other vacant unit is rent ready and listed in the market.