KERRA Pulaski LP - October/2019

FINANCIAL RESULTS - SEPTEMBER/2019

Rent Income

Rent collection for September was good.

Expenses

Expenses in September were relatively low. We paid leasing commission for renting one of the vacant units (reflected under MNG & Leasing fee section). Also, we replaced one pump for the heating system last month, the cost was misplaced into repairs, this month it was adjusted to be reflected as improvements.

Partners' Distribution

The income per partner that has been accumulated during the months of Jul-Sep and reflected in the table below, will be distributed in the coming days.

Total net cash for partners:

Nine months: January - September/2019 is $5,028 represents 4.5% return

Twelve months: October/2018 - September/2019 is: $10,291 represents 9.1% 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**	**4,698**	**5,700**	**5,525**	**0**	**0**	**0**	**49,205**
Repairs & Maintenance	1,092	1,047	70	135	972	425	90	1,171	(297)	0	0	0	**4,704**
Utilities	637	2,256	642	592	180	870	288	1,797	282	0	0	0	**7,545**
MNG Fee & Leasing Fee	385	770	0	385	420	435	435	385	1,310	0	0	0	**4,525**
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**	**1,295**	**0**	**0**	**0**	**20,550**
NOI	**3,737**	**777**	**5,262**	**4,638**	**3,628**	**2,813**	**3,815**	**(244)**	**4,230**	**0**	**0**	**0**	**28,655**
Mortgage *	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	0	0	0	**21,472**
Net Cash	**1,351**	**(1,609)**	**2,876**	**2,252**	**1,242**	**427**	**1,429**	**(2,630)**	**1,845**	**0**	**0**	**0**	**7,183**
KERRA - 30% Fee	405	(482.7)	863	676	373	128	429	(789)	553	0	0	0	**2,155**
Net After KERRA Fee	**946**	**(1,126)**	**2,013**	**1,576**	**869**	**299**	**1,000**	**(1,841)**	**1,291**	**0**	**0**	**0**	**5,028**
Ohad Kaufman 30%	284	(338)	604	473	261	90	300	(552)	387	0	0	0	**1,508**
Eliav Kling 35%	331	(394)	705	552	304	105	350	(644)	452	0	0	0	**1,760**
Revital Kling 35%	331	(394)	705	552	304	105	350	(644)	452	0	0	0	1,760
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	357	0	0	0	**357**

* 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 vacant unit which is rent ready and listed in the market.