

KERRA Pulaski LP - Noveber/2019

FINANCIAL RESULTS - OCTOBER/2019

Rent Income

Rent collection for September was good.

Expenses

Expenses in October were low. The property manager did not charge us for October yet, they will catch up next month. Also, bills for Gas, water, and recycling did not come in yet, we had a credit for gas from previous months. All the missing bills will most likely come next 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	5,700	5,525	4,250	0	0	53,455
Repairs & Maintenance	1,092	1,047	70	135	972	425	90	1,171	(297)	501	0	0	5,205
Utilities	637	2,256	642	592	180	870	288	1,797	282	(99)	0	0	7,446
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	402	0	0	20,951
NOI	3,737	777	5,262	4,638	3,628	2,813	3,815	(244)	4,230	3,848	0	0	32,503
Mortgage *	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,469	0	0	23,941
Net Cash	1,351	(1,609)	2,876	2,252	1,242	427	1,429	(2,630)	1,845	1,380	0	0	8,562
KERRA - 30% Fee	405	(482.7)	863	676	373	128	429	(789)	553	414	0	0	2,569
Net After KERRA Fee	946	(1,126)	2,013	1,576	869	299	1,000	(1,841)	1,291	966	0	0	5,994
Ohad Kaufman 30%	284	(338)	604	473	261	90	300	(552)	387	290	0	0	1,798
Eliav Kling 35%	331	(394)	705	552	304	105	350	(644)	452	338	0	0	2,098
Revital Kling 35%	331	(394)	705	552	304	105	350	(644)	452	338	0	0	2,098
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 Sep/2019 and prior months

OTHER UPDATES

Occupancy Status

We have one vacant unit which is rent ready and listed in the market. We currently have few candidates that are going thru credit check and criminal backgrounds.



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