

KERRA Pulaski LP - December/2019

FINANCIAL RESULTS - NOVEMBER/2019

Rent Income

Rent collection for November was good.

Expenses

Regular operational expenses in November. The property manager caught up with their charges from last month and also for garbage & recycling and for gas charges. The water bill did not come for 2 months we asked the property manager to check it.

	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	5,175	0	58,630
Repairs & Maintenance	1,092	1,047	70	135	972	425	90	1,171	(297)	501	50	0	5,255
Utilities	637	2,256	642	592	180	870	288	1,797	282	(99)	328	0	7,773
MNG Fee & Leasing Fee	385	770	0	385	420	435	435	385	1,310	0	870	0	5,395
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	360	0	1,445
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	1,608	0	22,559
NOI	3,737	777	5,262	4,638	3,628	2,813	3,815	(244)	4,230	3,848	3,567	0	36,070
Mortgage *	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,469	2,469	0	26,410
Net Cash	1,351	(1,609)	2,876	2,252	1,242	427	1,429	(2,630)	1,845	1,380	1,098	0	9,661
KERRA - 30% Fee	405	(482.7)	863	676	373	128	429	(789)	553	414	329	0	2,898
Net After KERRA Fee	946	(1,126)	2,013	1,576	869	299	1,000	(1,841)	1,291	966	769	0	6,763
Ohad Kaufman 30%	284	(338)	604	473	261	90	300	(552)	387	290	231	0	2,029
Eliav Kling 35%	331	(394)	705	552	304	105	350	(644)	452	338	269	0	2,367
Revital Kling 35%	331	(394)	705	552	304	105	350	(644)	452	338	269	0	2,367
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

The vacant unit was rented, tenant moved into the unit on December 9th, this will be reflected in December rent income.



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