

KERRA Pulaski LP - January/2020

FINANCIAL RESULTS - DECEMBER/2019

Rent Income

Rent collection for December was good, one tenant paid their January rent at the end of December.

Expenses

Regular operational expenses in December. On the water bill, we had a credit from September due to a double payment made by mistake. We are starting to get bills now. This month we had a commission charge for leasing the vacant unit.

Partner's Distribution

In the coming few days we will distribute the funds that have been accumulated per partner from October until December. Total net cash for investors for 2019 is \$7,887 which is 7% cash on cash return. During the year we also have been paying withholding tax of \$2,064, those funds are partner's tax being paid by the partnership (required by the IRS). Those funds are also considered as a distribution.

	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	6,875	65,505
Repairs & Maintenance	1,092	1,047	70	135	972	425	90	1,171	(297)	501	50	653	5,908
Utilities	637	2,256	642	592	180	870	288	1,797	282	(99)	328	866	8,640
MNG Fee & Leasing Fee	385	770	0	385	420	435	435	385	1,310	0	870	1,282	6,677
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	2,801	25,360
NOI	3,737	777	5,262	4,638	3,628	2,813	3,815	(244)	4,230	3,848	3,567	4,074	40,145
Mortgage *	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,469	2,469	2,469	28,878
Net Cash	1,351	(1,609)	2,876	2,252	1,242	427	1,429	(2,630)	1,845	1,380	1,098	1,606	11,267
KERRA - 30% Fee	405	(483)	863	676	373	128	429	(789)	553	414	329	482	3,380
Net After KERRA Fee	946	(1,126)	2,013	1,576	869	299	1,000	(1,841)	1,291	966	769	1,124	7,887
Ohad Kaufman 30%	284	(338)	604	473	261	90	300	(552)	387	290	231	337	2,366
Eliav Kling 35%	331	(394)	705	552	304	105	350	(644)	452	338	269	393	2,760
Revital Kling 35%	331	(394)	705	552	304	105	350	(644)	452	338	269	393	2,760
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 Sep/2019 and prior months

OTHER UPDATES

Occupancy Status

The property is 100% rented with a total rent roll of \$6,050.



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