KERRA Pulaski LP - February/2020

FINANCIAL RESULTS - JANUARY/2020

Rent Income

Rent collection for January was good.

Expenses

January expenses are relatively low, the water bill did not come yet. We had to buy a new commercial washing machine to replace the one we had as it broke. This item is reflected in the appliances section at the bottom of the table.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**5,950**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5,950**
Repairs & Maintenance	277	0	0	0	0	0	0	0	0	0	0	0	**277**
Utilities	686	0	0	0	0	0	0	0	0	0	0	0	**686**
MNG Fee & Leasing Fee	389	0	0	0	0	0	0	0	0	0	0	0	**389**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Miscellaneous Expenses	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Total Expenses	**1,351**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,351**
NOI	**4,599**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,599**
Mortgage *	2,469	0	0	0	0	0	0	0	0	0	0	0	**2,469**
Net Cash	**2,130**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,130**
KERRA - 30% Fee	639	0	0	0	0	0	0	0	0	0	0	0	639
Net After KERRA Fee	**1,491**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,491**
Ohad Kaufman 30%	447	0	0	0	0	0	0	0	0	0	0	0	**447**
Eliav Kling 35%	522	0	0	0	0	0	0	0	0	0	0	0	**522**
Revital Kling 35%	522	0	0	0	0	0	0	0	0	0	0	0	522
Major Rehab & Appliances **	1,044	0	0	0	0	0	0	0	0	0	0	0	**1,044**

* 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 Dec/2019 and prior months

OTHER UPDATES

Occupancy Status

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

Tax return 2019

We are at the stage of wrapping up the tax return in the US for all our properties. Soon the k-1 forms will be available and I will send them to all investors by email. The next step will be to approach your USA accountant and work with them on your personal tax.