

KERRA Pulaski LP - March/2020

FINANCIAL RESULTS - FEBRUARY/2020

Rent Income

Rent collection for February was good.

Expenses

Regular operational expenses for February, the water bill came in and was paid.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	5,950	5,852	0	0	0	0	0	0	0	0	0	0	11,802
Repairs & Maintenance	277	235	0	0	0	0	0	0	0	0	0	0	512
Utilities	686	839	0	0	0	0	0	0	0	0	0	0	1,525
MNG Fee & Leasing Fee	389	410	0	0	0	0	0	0	0	0	0	0	799
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	1,484	0	0	0	0	0	0	0	0	0	0	2,836
NOI	4,599	4,368	0	0	0	0	0	0	0	0	0	0	8,966
Mortgage *	2,469	2,469	0	0	0	0	0	0	0	0	0	0	4,937
Net Cash	2,130	1,899	0	0	0	0	0	0	0	0	0	0	4,029
KERRA - 30% Fee	639	570	0	0	0	0	0	0	0	0	0	0	1,209
Net After KERRA Fee	1,491	1,329	0	0	0	0	0	0	0	0	0	0	2,821
Ohad Kaufman 30%	447	399	0	0	0	0	0	0	0	0	0	0	846
Eliav Kling 35%	522	465	0	0	0	0	0	0	0	0	0	0	987
Revital Kling 35%	522	465	0	0	0	0	0	0	0	0	0	0	987
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

All K-1 forms were sent to investors, you can work with your American accountant of filing your 2019 tax return in the US if you haven't done so already.



Copyright © 2020 KERRA Investments, All rights reserved.

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

