

KERRA Pulaski LP - April/2020

FINANCIAL RESULTS - MARCH/2020

Rent Income

Rent collection for March was good, most tenants paid their full rent, only one tenant paid a small portion of the March rent.

Expenses

Regular operational expenses for March (like every month, the MNG fee & Leasing fee line includes multiple fees for multiple services performed by the management company). In addition this month we had the bill from our accountant for tax return filling.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	5,950	5,852	5,475	0	0	0	0	0	0	0	0	0	17,277
Repairs & Maintenance	277	235	276	0	0	0	0	0	0	0	0	0	788
Utilities	686	839	533	0	0	0	0	0	0	0	0	0	2,058
MNG Fee & Leasing Fee	389	410	619	0	0	0	0	0	0	0	0	0	1,417
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	0	950	0	0	0	0	0	0	0	0	0	950
Miscellaneous Expenses	0	0	28	0	0	0	0	0	0	0	0	0	28
Total Expenses	1,351	1,484	2,406	0	0	0	0	0	0	0	0	0	5,242
NOI	4,599	4,368	3,069	0	0	0	0	0	0	0	0	0	12,035
Mortgage *	2,469	2,469	2,469	0	0	0	0	0	0	0	0	0	7,406
Net Cash	2,130	1,899	600	0	0	0	0	0	0	0	0	0	4,630
KERRA - 30% Fee	639	570	180	0	0	0	0	0	0	0	0	0	1,389
Net After KERRA Fee	1,491	1,329	420	0	0	0	0	0	0	0	0	0	3,241
Ohad Kaufman 30%	447	399	126	0	0	0	0	0	0	0	0	0	972
Eliav Kling 35%	522	465	147	0	0	0	0	0	0	0	0	0	1,134
Revital Kling 35%	522	465	147	0	0	0	0	0	0	0	0	0	1,134
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.



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