

KERRA Pulaski LP - June/2020

FINANCIAL RESULTS - MAY/2020

Rent Income

Rent collection for April was OK, we had only one tenant who did not pay his May rent.

Expenses

Operational expenses for May were low, some bills for this month did not come in yet. We will catch up with those costs next month.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	5,950	5,852	5,475	3,600	5,488	0	0	0	0	0	0	0	26,365
Repairs & Maintenance	277	235	276	0	27	0	0	0	0	0	0	0	815
Utilities	686	839	533	517	435	0	0	0	0	0	0	0	3,010
MNG Fee & Leasing Fee	389	410	619	385	357	0	0	0	0	0	0	0	2,159
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	0	950	0	186	0	0	0	0	0	0	0	1,136
Miscellaneous Expenses	0	0	28	0	100	0	0	0	0	0	0	0	128
Total Expenses	1,351	1,484	2,406	902	1,104	0	0	0	0	0	0	0	7,248
NOI	4,599	4,368	3,069	2,698	4,384	0	0	0	0	0	0	0	19,117
Mortgage *	2,469	2,469	2,469	2,469	2,469	0	0	0	0	0	0	0	12,343
Net Cash	2,130	1,899	600	229	1,915	0	0	0	0	0	0	0	6,774
KERRA - 30% Fee	639	570	180	69	575	0	0	0	0	0	0	0	2,032
Net After KERRA Fee	1,491	1,329	420	161	1,341	0	0	0	0	0	0	0	4,742
Ohad Kaufman 30%	447	399	126	48	402	0	0	0	0	0	0	0	1,423
Eliav Kling 35%	522	465	147	56	469	0	0	0	0	0	0	0	1,660
Revital Kling 35%	522	465	147	56	469	0	0	0	0	0	0	0	1,660
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 \$6,200.

Covid-19 Update

Due to COVID-19, we saw a drop in the collected rent. Our property managers are working with the tenants to set up a payment plan so they can catch up with their payments. Businesses in Chicago have started to open up and most of the tenants are back to work. We will be monitoring the collection closely in the coming months to ensure that tenants are catching up on their rents.



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