

KERRA Pulaski LP - August/2020

FINANCIAL RESULTS - JULY/2020

Rent Income

Rent collection for July was high, we have 2 tenants that have caught up with past missing rent.

Expenses

Regular operational expenses for the month of July

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	5,950	5,852	5,475	3,600	5,488	3,550	7,415	0	0	0	0	0	37,330
Repairs & Maintenance	277	235	276	0	27	0	409	0	0	0	0	0	1,224
Utilities	686	839	533	517	435	1,888	296	0	0	0	0	0	5,193
MNG Fee & Leasing Fee	389	410	619	385	357	275	414	0	0	0	0	0	2,849
Insurance	0	0	0	0	0	2,779	0	0	0	0	0	0	2,779
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	4,942	1,119	0	0	0	0	0	13,308
NOI	4,599	4,368	3,069	2,698	4,384	(1,392)	6,296	0	0	0	0	0	24,022
Mortgage *	2,469	2,469	2,469	2,469	2,469	2,469	2,469	0	0	0	0	0	17,280
Net Cash	2,130	1,899	600	229	1,915	(3,861)	3,828	0	0	0	0	0	6,742
KERRA - 30% Fee	639	570	180	69	575	(1,158)	1,148	0	0	0	0	0	2,022
Net After KERRA Fee	1,491	1,329	420	161	1,341	(2,702)	2,679	0	0	0	0	0	4,719
Ohad Kaufman 30%	447	399	126	48	402	(811)	804	0	0	0	0	0	1,416
Eliav Kling 35%	522	465	147	56	469	(946)	938	0	0	0	0	0	1,652
Revital Kling 35%	522	465	147	56	469	(946)	938	0	0	0	0	0	1,652
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 still working hard to recover as much missing rent as possible. Businesses in Chicago have started to open up and most of the tenants are back to work.



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