

KERRA Pulaski LP - October/2020

FINANCIAL RESULTS - SEPTEMBER/2020

Rent Income

Rent collection for September was great, all tenants paid their rents and one tenant is still on a payment plan to catch up with a long period she did not pay.

Expenses

Regular operational expenses for the month of September.

	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	6,995	6,240	0	0	0	50,565
Repairs & Maintenance	277	235	276	0	27	0	409	255	1,049	0	0	0	2,528
Utilities	686	839	533	517	435	1,888	296	725	408	0	0	0	6,327
MNG Fee & Leasing Fee	389	410	619	385	357	275	414	350	364	0	0	0	3,562
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	1,330	1,821	0	0	0	16,460
NOI	4,599	4,368	3,069	2,698	4,384	(1,392)	6,296	5,665	4,419	0	0	0	34,105
Mortgage *	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	0	0	0	22,217
Net Cash	2,130	1,899	600	229	1,915	(3,861)	3,828	3,197	1,950	0	0	0	11,888
KERRA - 30% Fee	639	570	180	69	575	(1,158)	1,148	959	585	0	0	0	3,567
Net After KERRA Fee	1,491	1,329	420	161	1,341	(2,702)	2,679	2,238	1,365	0	0	0	8,322
Ohad Kaufman 30%	447	399	126	48	402	(811)	804	671	410	0	0	0	2,497
Eliav Kling 35%	522	465	147	56	469	(946)	938	783	478	0	0	0	2,913
Revital Kling 35%	522	465	147	56	469	(946)	938	783	478	0	0	0	2,913
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 Aug/2020 and prior months

OTHER UPDATES

Occupancy Status

The property is 100% rented with a total rent roll of \$6,200.

Covid-19 Update

In general, our property manager informed us that they see a reduction in rent collection, starting in September. Specifically, in Pulaski our collection so far was OK. The majority of financial help people got from the government for Covid-19 is over and there is uncertainty in regards to the collection of rent in the coming months. We will be monitoring this closely in the coming months to ensure that tenants are paying their rent on a regular basis.



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