KERRA Pulaski LP - December/2020

FINANCIAL RESULTS - NOVEMBER/2020

Rent Income

Rent collection for November was good, but we still have one tenant who carries a debt of a few months. On the other hand, we have 2 tenants who already paid their December rent at the end of November.

Expenses

This month we got a high water bill, our property management team checked all the apartments and could not find anything that might have caused it, they will keep checking and monitoring this item.

	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**	**4,980**	**7,005**	**0**	**62,550**
Repairs & Maintenance	277	235	276	0	27	0	409	255	1,049	1,140	315	0	**3,983**
Utilities	686	839	533	517	435	1,888	296	725	408	140	1,964	0	**8,431**
MNG Fee & Leasing Fee	389	410	619	385	357	275	414	350	364	324	299	0	**4,185**
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**	**1,605**	**2,578**	**0**	**20,642**
NOI	**4,599**	**4,368**	**3,069**	**2,698**	**4,384**	**(1,392)**	**6,296**	**5,665**	**4,419**	**3,375**	**4,427**	**0**	**41,908**
Mortgage *	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	0	**27,154**
Net Cash	**2,130**	**1,899**	**600**	**229**	**1,915**	**(3,861)**	**3,828**	**3,197**	**1,950**	**907**	**1,958**	**0**	**14,754**
KERRA - 30% Fee	639	570	180	69	575	(1,158)	1,148	959	585	272	588	0	**4,426**
Net After KERRA Fee	**1,491**	**1,329**	**420**	**161**	**1,341**	**(2,702)**	**2,679**	**2,238**	**1,365**	**635**	**1,371**	**0**	**10,327**
Ohad Kaufman 30%	447	399	126	48	402	(811)	804	671	410	190	411	0	3,098
Eliav Kling 35%	522	465	147	56	469	(946)	938	783	478	222	480	0	3,615
Revital Kling 35%	522	465	147	56	469	(946)	938	783	478	222	480	0	3,615
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.

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.