KERRA Pulaski LP - January/2021

FINANCIAL RESULTS - DECEMBER/2021

Rent Income

Rent collection for December was good, but we still have one tenant who carries a debt of a few months. This tenant did not pay rent for December. Another tenant paid his December rent at the end of November.

Expenses

The water bill is still very high for December as well. Our property manager contact the city and had them replace the water meter. We need to see if this makes a difference or not and will take further actions.

Partners' Distribution

We have accumulated some profit since the last distribution. We will send the profit for parters within the coming days for the period of September - December.

	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**	**5,315**	**67,865**
Repairs & Maintenance	277	235	276	0	27	0	409	255	1,049	1,140	315	315	**4,298**
Utilities	686	839	533	517	435	1,888	296	725	408	140	1,964	2,026	**10,458**
MNG Fee & Leasing Fee	389	410	619	385	357	275	414	350	364	324	299	420	**4,606**
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**	**2,762**	**23,404**
NOI	**4,599**	**4,368**	**3,069**	**2,698**	**4,384**	**(1,392)**	**6,296**	**5,665**	**4,419**	**3,375**	**4,427**	**2,553**	**44,461**
Mortgage *	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	**29,623**
Net Cash	**2,130**	**1,899**	**600**	**229**	**1,915**	**(3,861)**	**3,828**	**3,197**	**1,950**	**907**	**1,958**	**85**	**14,838**
KERRA - 30% Fee	639	570	180	69	575	(1,158)	1,148	959	585	272	588	25	**4,452**
Net After KERRA Fee	**1,491**	**1,329**	**420**	**161**	**1,341**	**(2,702)**	**2,679**	**2,238**	**1,365**	**635**	**1,371**	**59**	**10,387**
Ohad Kaufman 30%	447	399	126	48	402	(811)	804	671	410	190	411	18	**3,116**
Eliav Kling 35%	522	465	147	56	469	(946)	938	783	478	222	480	21	**3,635**
Revital Kling 35%	522	465	147	56	469	(946)	938	783	478	222	480	21	3,635

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.