KERRA Pulaski LP - February/2021

FINANCIAL RESULTS - JANUARY/2021

Rent Income

Rent collection for January was good, but we still have one tenant who carries a debt of a few months. Another tenant paid their January rent in December.

Expenses

Expenses for January were lower than usual as the water bill did not come in yet.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**4,345**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,345**
Repairs & Maintenance	315	0	0	0	0	0	0	0	0	0	0	0	**315**
Utilities	543	0	0	0	0	0	0	0	0	0	0	0	**543**
MNG Fee & Leasing Fee	378	0	0	0	0	0	0	0	0	0	0	0	**378**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee (Accounting & Legal)	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Miscellaneous Expenses	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Total Expenses	**1,236**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,236**
NOI	**3,109**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,109**
Mortgage *	2,469	0	0	0	0	0	0	0	0	0	0	0	**2,469**
Net Cash	**640**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**640**
KERRA - 30% Fee	192	0	0	0	0	0	0	0	0	0	0	0	**192**
Net After KERRA Fee	**448**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**448**
Ohad Kaufman 30%	134	0	0	0	0	0	0	0	0	0	0	0	**134**
Eliav Kling 35%	157	0	0	0	0	0	0	0	0	0	0	0	**157**
Revital Kling 35%	157	0	0	0	0	0	0	0	0	0	0	0	157
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	0	0	**0**

* 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.