

KERRA Pulaski LP - March/2021

FINANCIAL RESULTS - FEBRUARY/2021

Rent Income

Rent collection for February was low, only 3 tenants paid their rents. Three tenants paid their February rents at the beginning of March. this will be reflected next month.

Expenses

Expenses for February are mostly regular operational expenses.

Water is still very high. Apparently, the city never replaced the meter, they kept postponing the date scheduled date. This extremely high water bill can be either deliberate abuse by tenants or neglect of not reporting leaking toilets or faucets in their apartments. We are looking into potentially charging those extra expenses to the tenants.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	4,345	2,645	0	0	0	0	0	0	0	0	0	0	6,990
Repairs & Maintenance	315	746	0	0	0	0	0	0	0	0	0	0	1,061
Utilities	543	1,925	0	0	0	0	0	0	0	0	0	0	2,468
MNG Fee & Leasing Fee	378	202	0	0	0	0	0	0	0	0	0	0	580
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	933	0	0	0	0	0	0	0	0	0	0	933
Miscellaneous Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	1,236	3,806	0	0	0	0	0	0	0	0	0	0	5,042
NOI	3,109	(1,161)	0	0	0	0	0	0	0	0	0	0	1,948
Mortgage *	2,469	2,469	0	0	0	0	0	0	0	0	0	0	4,937
Net Cash	640	(3,630)	0	0	0	0	0	0	0	0	0	0	(2,989)
KERRA - 30% Fee	192	(1,089)	0	0	0	0	0	0	0	0	0	0	(897)
Net After KERRA Fee	448	(2,541)	0	0	0	0	0	0	0	0	0	0	(2,093)
Ohad Kaufman 30%	134	(762)	0	0	0	0	0	0	0	0	0	0	(628)
Eliav Kling 35%	157	(889)	0	0	0	0	0	0	0	0	0	0	(732)
Revital Kling 35%	157	(889)	0	0	0	0	0	0	0	0	0	0	(732)
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 Dec/2020 and prior months

OTHER UPDATES

Occupancy Status

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

Tax Return 2020

Tax return for this partnership was submitted and K-1 forms were distributed. The next step will be to approach your USA accountant and work with them on your personal tax.



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