

KERRA Pulaski LP - April/2021

FINANCIAL RESULTS - MARCH/2021

Rent Income

Rent collection for March was great, all tenants paid their rents this month. Two tenants paid additional rent to cover for February which was not paid on time.

Expenses

Expenses for March are regular operational expenses, on the low end. No water bill this month as the bill is sent every other month. We are working with the city to figure out the source of the problem there.

Partners' Distribution

We will be sending profit sharing in the coming few days, as reflected in the table below.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	4,345	2,645	8,750	0	0	0	0	0	0	0	0	0	15,740
Repairs & Maintenance	315	746	315	0	0	0	0	0	0	0	0	0	1,376
Utilities	543	1,925	595	0	0	0	0	0	0	0	0	0	3,063
MNG Fee & Leasing Fee	378	202	373	0	0	0	0	0	0	0	0	0	953
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	1,283	0	0	0	0	0	0	0	0	0	6,325
NOI	3,109	(1,161)	7,468	0	0	0	0	0	0	0	0	0	9,415
Mortgage *	2,469	2,469	2,469	0	0	0	0	0	0	0	0	0	7,406
Net Cash	640	(3,630)	4,999	0	0	0	0	0	0	0	0	0	2,010
KERRA - 30% Fee	192	(1,089)	1,500	0	0	0	0	0	0	0	0	0	603
Net After KERRA Fee	448	(2,541)	3,499	0	0	0	0	0	0	0	0	0	1,407
Ohad Kaufman 30%	134	(762)	1,050	0	0	0	0	0	0	0	0	0	422
Eliav Kling 35%	157	(889)	1,225	0	0	0	0	0	0	0	0	0	492
Revital Kling 35%	157	(889)	1,225	0	0	0	0	0	0	0	0	0	492
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.



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