KERRA Pulaski LP - May/2021

FINANCIAL RESULTS - APRIL/2021

Rent Income

Rent collection for April was good, one tenant caught up with his past months' missing rents.

Expenses

Expenses for April are regular operational expenses, on the low end. The city is working to figure out the problem with water consumption. Meanwhile, they split our water bill into small installments. We are working with an attorney to find a way to evict the problematic tenant in spite of the COVID situation. The professional fee reflects those legal charges and also the accountant fee for our annual tax return.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**4,345**	**2,645**	**8,750**	**5,455**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**21,195**
Repairs & Maintenance	315	746	315	315	0	0	0	0	0	0	0	0	**1,691**
Utilities	543	1,925	595	552	0	0	0	0	0	0	0	0	**3,614**
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	2,150	0	0	0	0	0	0	0	0	**3,083**
Miscellaneous Expenses	0	0	0	32	0	0	0	0	0	0	0	0	**32**
Total Expenses	**1,236**	**3,806**	**1,283**	**3,048**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9,373**
NOI	**3,109**	**(1,161)**	**7,468**	**2,407**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11,822**
Mortgage *	2,469	2,469	2,469	2,469	0	0	0	0	0	0	0	0	**9,874**
Net Cash	**640**	**(3,630)**	**4,999**	**(62)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,948**
KERRA - 30% Fee	192	(1,089)	1,500	(19)	0	0	0	0	0	0	0	0	**584**
Net After KERRA Fee	**448**	**(2,541)**	**3,499**	**(43)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,363**
Ohad Kaufman 30%	134	(762)	1,050	(13)	0	0	0	0	0	0	0	0	**409**
Eliav Kling 35%	157	(889)	1,225	(15)	0	0	0	0	0	0	0	0	**477**
Revital Kling 35%	157	(889)	1,225	(15)	0	0	0	0	0	0	0	0	477
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 Mar/2021 and prior months

Cash balance: 8,214

OTHER UPDATES

Occupancy Status

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

Refinance

Refinance was complete and a total of $63,000 was distributed to partners. The original down payment for all partners was $112,500, now our net cash in the deal is $49,500 for all partners. Going forward this amount will be the base for our cash on cash return calculation.