

KERRA Pulaski LP - June/2021

FINANCIAL RESULTS - MAY/2021

Rent Income

Rent collection for May was low, only 4 tenants out of the total 7 paid their rent.

Expenses

Expenses for May were relatively low, 2 bills did not come yet. On the mortgage, we paid this month only the interest as part of the refinance transaction. Starting June we will start paying for the new loan.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	4,345	2,645	8,750	5,455	3,555	0	0	0	0	0	0	0	24,750
Repairs & Maintenance	315	746	315	315	1,378	0	0	0	0	0	0	0	3,069
Utilities	543	1,925	595	552	133	0	0	0	0	0	0	0	3,747
MNG Fee & Leasing Fee	378	202	373	0	638	0	0	0	0	0	0	0	1,591
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	2,149	0	0	0	0	0	0	0	11,522
NOI	3,109	(1,161)	7,468	2,407	1,406	0	0	0	0	0	0	0	13,228
Mortgage *	2,469	2,469	2,469	2,469	1,452	0	0	0	0	0	0	0	11,326
Net Cash	640	(3,630)	4,999	(62)	(45)	0	0	0	0	0	0	0	1,902
KERRA - 30% Fee	192	(1,089)	1,500	(19)	(14)	0	0	0	0	0	0	0	571
Net After KERRA Fee	448	(2,541)	3,499	(43)	(32)	0	0	0	0	0	0	0	1,332
Ohad Kaufman 30%	134	(762)	1,050	(13)	(10)	0	0	0	0	0	0	0	400
Eliav Kling 35%	157	(889)	1,225	(15)	(11)	0	0	0	0	0	0	0	466
Revital Kling 35%	157	(889)	1,225	(15)	(11)	0	0	0	0	0	0	0	466
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 **17,373**

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.



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