KERRA Pulaski LP - July/2021

FINANCIAL RESULTS - JUNE/2021

Rent Income

Rent collection for June was OK, three tenants out of the total seven paid their rent during the month of June. In addition, two tenants paid their June rent at the end of May. One tenant was finally evicted. We have another problematic tenant that we are still working on evicting.

Expenses

Expenses for June were high as was had some work related to HVAC and also catch up on a gas bill that did not come last month.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	**4,345**	**2,645**	**8,750**	**5,455**	**3,555**	**2,610**	**0**	**0**	**0**	**0**	**0**	**0**	**27,360**
Repairs & Maintenance	315	746	315	315	1,378	3,162	0	0	0	0	0	0	**6,232**
Utilities	543	1,925	595	552	133	1,034	0	0	0	0	0	0	**4,781**
MNG Fee & Leasing Fee	378	202	373	0	638	213	0	0	0	0	0	0	**1,804**
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	100	0	0	0	0	0	0	**132**
Total Expenses	**1,236**	**3,806**	**1,283**	**3,048**	**2,149**	**4,510**	**0**	**0**	**0**	**0**	**0**	**0**	**16,032**
NOI	**3,109**	**(1,161)**	**7,468**	**2,407**	**1,406**	**(1,900)**	**0**	**0**	**0**	**0**	**0**	**0**	**11,328**
Mortgage *	2,469	2,469	2,469	2,469	1,452	2,492	0	0	0	0	0	0	**13,818**
Net Cash	**640**	**(3,630)**	**4,999**	**(62)**	**(45)**	**(4,392)**	**0**	**0**	**0**	**0**	**0**	**0**	**(2,490)**
KERRA - 30% Fee	192	(1,089)	1,500	(19)	(14)	(1,318)	0	0	0	0	0	0	**(747)**
Net After KERRA Fee	**448**	**(2,541)**	**3,499**	**(43)**	**(32)**	**(3,075)**	**0**	**0**	**0**	**0**	**0**	**0**	**(1,743)**
Ohad Kaufman 30%	134	(762)	1,050	(13)	(10)	(922)	0	0	0	0	0	0	**(523)**
Eliav Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	0	0	0	0	0	0	**(610)**
Revital Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	0	0	0	0	0	0	(610)
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: 12,981

OTHER UPDATES

Occupancy Status

We currently have 2 vacant units: the one that was evicted and another unit that its tenants left at the end of June.

Water Problem Update

Our property manager is in touch with the city of Chicago, but they are not in a rush to investigate the source of the problems. for now, they put us on a payment plan that will be $200 per month. They keep following up on it.