

KERRA Pulaski LP - August/2021

FINANCIAL RESULTS - JULY/2021

Rent Income

Rent collection for July was OK, we have 2 vacant units and a tenant who did not pay for July. On the other hand, we have a tenant that received a grant for rent aid of \$6k which is covering few past months and also few future months.

Expenses

Expenses for July were on the lower end. The professional fee expenses are legal fees for the eviction of 2 tenants.

	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	8,170	0	0	0	0	0	35,530
Repairs & Maintenance	315	746	315	315	1,378	3,162	722	0	0	0	0	0	6,953
Utilities	543	1,925	595	552	133	1,034	495	0	0	0	0	0	5,276
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	1,090	0	0	0	0	0	4,173
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	2,307	0	0	0	0	0	18,338
NOI	3,109	(1,161)	7,468	2,407	1,406	(1,900)	5,863	0	0	0	0	0	17,192
Mortgage *	2,469	2,469	2,469	2,469	1,452	2,492	2,492	0	0	0	0	0	16,310
Net Cash	640	(3,630)	4,999	(62)	(45)	(4,392)	3,371	0	0	0	0	0	881
KERRA - 30% Fee	192	(1,089)	1,500	(19)	(14)	(1,318)	1,011	0	0	0	0	0	264
Net After KERRA Fee	448	(2,541)	3,499	(43)	(32)	(3,075)	2,360	0	0	0	0	0	617
Ohad Kaufman 30%	134	(762)	1,050	(13)	(10)	(922)	708	0	0	0	0	0	185
Eliav Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	826	0	0	0	0	0	216
Revital Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	826	0	0	0	0	0	216
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 **16,352**

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. We are still in the process of evicting another tenant.

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.



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