KERRA Pulaski LP - September/2021

FINANCIAL RESULTS - AUGUST/2021

Rent Income

Rent collection for August was good. Two units are vacant but the other 5 tenants paid their rent during August. One tenant paid also for 2 months in advance.

Expenses

Expenses for August were on the higher end, we had legal fees for eviction and also did some work in our vacant units.

	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**	**6,745**	**0**	**0**	**0**	**0**	**42,275**
Repairs & Maintenance	315	746	315	315	1,378	3,162	722	3,615	0	0	0	0	**10,568**
Utilities	543	1,925	595	552	133	1,034	495	535	0	0	0	0	**5,811**
MNG Fee & Leasing Fee	378	202	373	0	638	213	0	490	0	0	0	0	**2,294**
Insurance	0	0	0	0	0	0	0	298	0	0	0	0	**298**
Professional Fee (Accounting & Legal)	0	933	0	2,150	0	0	1,090	1,789	0	0	0	0	**5,962**
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**	**6,726**	**0**	**0**	**0**	**0**	**25,064**
NOI	**3,109**	**(1,161)**	**7,468**	**2,407**	**1,406**	**(1,900)**	**5,863**	**19**	**0**	**0**	**0**	**0**	**17,211**
Mortgage *	2,469	2,469	2,469	2,469	1,452	2,492	2,492	2,492	0	0	0	0	**18,803**
Net Cash	**640**	**(3,630)**	**4,999**	**(62)**	**(45)**	**(4,392)**	**3,371**	**(2,473)**	**0**	**0**	**0**	**0**	**(1,592)**
KERRA - 30% Fee	192	(1,089)	1,500	(19)	(14)	(1,318)	1,011	(742)	0	0	0	0	**(478)**
Net After KERRA Fee	**448**	**(2,541)**	**3,499**	**(43)**	**(32)**	**(3,075)**	**2,360**	**(1,731)**	**0**	**0**	**0**	**0**	**(1,114)**
Ohad Kaufman 30%	134	(762)	1,050	(13)	(10)	(922)	708	(519)	0	0	0	0	**(334)**
Eliav Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	826	(606)	0	0	0	0	**(390)**
Revital Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	826	(606)	0	0	0	0	(390)
Major Rehab & Appliances **	0	0	0	0	0	0	0	535	0	0	0	0	**535**

* 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: 13,344

OTHER UPDATES

Occupancy Status

We currently have 2 vacant units, one is rented (tenant will move in soon) and the other one is not rented yet.

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.