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KERRA Pulaski LP - October/2021

FINANCIAL RESULTS - SEPTEMBER/2021

Rent Income

Rent collection for September was low. Two units are vacant, one tenant is in eviction process and one tenant paid their September rent during August.

Expenses

Expenses for September were very high, we had major renovation for the 2 units which are vacant. It is the first time we renovate these units since we acquired this property.

We were missing the cash to fund those high costs so we transferred $7,000 from personal funds to avoid delays in the work. This is reflected in the negative cash balance.

	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**	**3,235**	**0**	**0**	**0**	**45,510**
Repairs & Maintenance	315	746	315	315	1,378	3,162	722	3,615	17,653	0	0	0	**28,221**
Utilities	543	1,925	595	552	133	1,034	495	535	603	0	0	0	**6,414**
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	328	0	0	0	**625**
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**	**18,583**	**0**	**0**	**0**	**43,647**
NOI	**3,109**	**(1,161)**	**7,468**	**2,407**	**1,406**	**(1,900)**	**5,863**	**19**	**(15,348)**	**0**	**0**	**0**	**1,863**
Mortgage *	2,469	2,469	2,469	2,469	1,452	2,492	2,492	2,492	2,492	0	0	0	**21,295**
Net Cash	**640**	**(3,630)**	**4,999**	**(62)**	**(45)**	**(4,392)**	**3,371**	**(2,473)**	**(17,840)**	**0**	**0**	**0**	**(19,432)**
KERRA - 30% Fee	192	(1,089)	1,500	(19)	(14)	(1,318)	1,011	(742)	(5,352)	0	0	0	**(5,830)**
Net After KERRA Fee	**448**	**(2,541)**	**3,499**	**(43)**	**(32)**	**(3,075)**	**2,360**	**(1,731)**	**(12,488)**	**0**	**0**	**0**	**(13,603)**
Ohad Kaufman 30%	134	(762)	1,050	(13)	(10)	(922)	708	(519)	(3,746)	0	0	0	**(4,081)**
Eliav Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	826	(606)	(4,371)	0	0	0	**(4,761)**
Revital Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	826	(606)	(4,371)	0	0	0	(4,761)
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 (4,497)

OTHER UPDATES

Occupancy Status

The 2 vacant units we rented and tenants moved in at the beginning of October.

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.