KERRA Pulaski LP - November/2021

FINANCIAL RESULTS - OCTOBER/2021

Rent Income

Rent collection for October was high, only the tenant in eviction did not pay her rent. We have one tenant who paid three months in advance and two tenants who paid their October rent before October.

Expenses

Expenses for October were low, we did not get the maintenance charges yet, it will be caught up next 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**	**8,170**	**6,745**	**3,235**	**6,500**	**0**	**0**	**52,010**
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	470	0	0	**6,884**
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	293	0	0	**918**
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**	**763**	**0**	**0**	**44,410**
NOI	**3,109**	**(1,161)**	**7,468**	**2,407**	**1,406**	**(1,900)**	**5,863**	**19**	**(15,348)**	**5,737**	**0**	**0**	**7,600**
Mortgage *	2,469	2,469	2,469	2,469	1,452	2,492	2,492	2,492	2,492	2,492	0	0	**23,787**
Net Cash	**640**	**(3,630)**	**4,999**	**(62)**	**(45)**	**(4,392)**	**3,371**	**(2,473)**	**(17,840)**	**3,245**	**0**	**0**	**(16,187)**
KERRA - 30% Fee	192	(1,089)	1,500	(19)	(14)	(1,318)	1,011	(742)	(5,352)	974	0	0	**(4,856)**
Net After KERRA Fee	**448**	**(2,541)**	**3,499**	**(43)**	**(32)**	**(3,075)**	**2,360**	**(1,731)**	**(12,488)**	**2,272**	**0**	**0**	**(11,331)**
Ohad Kaufman 30%	134	(762)	1,050	(13)	(10)	(922)	708	(519)	(3,746)	681	0	0	**(3,399)**
Eliav Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	826	(606)	(4,371)	795	0	0	**(3,966)**
Revital Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	826	(606)	(4,371)	795	0	0	(3,966)
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 (1,252)

OTHER UPDATES

Occupancy Status

The property is fully populated, one tenant is still in the eviction process.
We notified all tenants that we are going back to charge late payment fees starting December.

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.