KERRA Pulaski LP - January/2022

FINANCIAL RESULTS - DECEMBER/2021

Rent Income

Rent collection for December was good, 5 tenants paid their December rent during December or during previous months. One tenant paid partial rent and one unit is vacant.

Expenses

Expenses for December were on the lower end, all regular operational expenses.

	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**	**4,610**	**4,335**	**60,955**
Repairs & Maintenance	315	746	315	315	1,378	3,162	722	3,615	17,653	0	630	0	**28,851**
Utilities	543	1,925	595	552	133	1,034	495	535	603	470	777	1,069	**8,729**
MNG Fee & Leasing Fee	378	202	373	0	638	213	0	490	0	0	1,053	277	**3,624**
Insurance	0	0	0	0	0	0	0	298	328	293	293	293	**1,503**
Professional Fee (Accounting & Legal)	0	933	0	2,150	0	0	1,090	1,789	0	0	200	0	**6,162**
Miscellaneous Expenses	0	0	0	32	0	100	0	0	0	0	1	50	**183**
Total Expenses	**1,236**	**3,806**	**1,283**	**3,048**	**2,149**	**4,510**	**2,307**	**6,726**	**18,583**	**763**	**2,953**	**1,688**	**49,051**
NOI	**3,109**	**(1,161)**	**7,468**	**2,407**	**1,406**	**(1,900)**	**5,863**	**19**	**(15,348)**	**5,737**	**1,657**	**2,647**	**11,904**
Mortgage *	2,469	2,469	2,469	2,469	1,452	2,492	2,492	2,492	2,492	2,492	2,492	2,492	**28,772**
Net Cash	**640**	**(3,630)**	**4,999**	**(62)**	**(45)**	**(4,392)**	**3,371**	**(2,473)**	**(17,840)**	**3,245**	**(835)**	**155**	**(16,868)**
KERRA - 30% Fee	192	(1,089)	1,500	(19)	(14)	(1,318)	1,011	(742)	(5,352)	974	(251)	46	**(5,060)**
Net After KERRA Fee	**448**	**(2,541)**	**3,499**	**(43)**	**(32)**	**(3,075)**	**2,360**	**(1,731)**	**(12,488)**	**2,272**	**(585)**	**108**	**(11,807)**
Ohad Kaufman 30%	134	(762)	1,050	(13)	(10)	(922)	708	(519)	(3,746)	681	(175)	32	**(3,542)**
Eliav Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	826	(606)	(4,371)	795	(205)	38	**(4,133)**
Revital Kling 35%	157	(889)	1,225	(15)	(11)	(1,076)	826	(606)	(4,371)	795	(205)	38	(4,133)
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: 3,110

OTHER UPDATES

Occupancy Status

We currently have one vacancy, the tenant that was evicted. We are working on this unit to make it rent ready.

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.