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KERRA Pulaski LP - March/2022

FINANCIAL RESULTS - FEBRUARY/2022

Rent Income

Rent collection for February was good, One tenant caught up with their January rent and also paid February. One tenant paid their February rent last month, and one tenant did not pay yet.

Expenses

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	**2,870**	**4,355**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7,225**
Repairs & Maintenance	630	315	0	0	0	0	0	0	0	0	0	0	**945**
Utilities	1,096	1,212	0	0	0	0	0	0	0	0	0	0	**2,308**
MNG Fee & Leasing Fee	205	270	0	0	0	0	0	0	0	0	0	0	**474**
Insurance	293	293	0	0	0	0	0	0	0	0	0	0	**585**
Professional Fee & Misc.	0	0	0	0	0	0	0	0	0	0	0	0	**0**
CAPEX	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Mortgage	2,492	2,492	0	0	0	0	0	0	0	0	0	0	**4,985**
Total Cash Out	**4,715**	**4,582**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9,297**
Net Cash	**(1,845)**	**(227)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**(2,072)**
KERRA - 30% Fee	(554)	(68)	0	0	0	0	0	0	0	0	0	0	**(622)**
Net After KERRA Fee	(1,292)	(159)	0	0	0	0	0	0	0	0	0	0	(1,450)
Ohad Kaufman 30% *	(388)	(48)	0	0	0	0	0	0	0	0	0	0	(435)
Eliav Kling 35% *	(452)	(56)	0	0	0	0	0	0	0	0	0	0	(508)
Revital Kling 35% *	(452)	(56)	0	0	0	0	0	0	0	0	0	0	(508)

* Partners' distribution was paid for Mar/2021 and prior months

Cash balance **1,039**

OTHER UPDATES

Occupancy Status

We currently have one vacancy, this unit is rent ready and listed.

Tax Return

During the past few weeks, we have been working on the US tax return. We are at the final stages before submitting to the tax authorities. K-1 forms were distributed to all partners via emails. You can now work with your American accountant on your personal tax return. if you have any questions, please let us know.