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KERRA Pulaski LP - May/2022

FINANCIAL RESULTS - APRIL/2022

Rent Income

The rent collected for this month was very good, We have only one tenant who is one month behind with her rent payments. All other tenants are up to date or a month ahead

Expenses

Expenses for this month were a combination of regular operational expenses including leasing fees for renting a unit and also CAPEX for unit work. Due to a shortage of cash, we are paying for this work in portions for a few months.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	**2,870**	**4,355**	**12,080**	**6,082**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25,387**
Repairs & Maintenance	630	315	1,275	315	0	0	0	0	0	0	0	0	**2,535**
Utilities	1,096	1,212	1,174	1,034	0	0	0	0	0	0	0	0	**4,517**
MNG Fee & Leasing Fee	205	270	340	1,810	0	0	0	0	0	0	0	0	**2,624**
Insurance	293	293	293	293	0	0	0	0	0	0	0	0	**1,170**
Professional Fee & Misc.	0	0	4,197	6	0	0	0	0	0	0	0	0	**4,203**
CAPEX	0	0	0	2,000	0	0	0	0	0	0	0	0	**2,000**
Mortgage	2,492	2,492	2,492	2,492	0	0	0	0	0	0	0	0	**9,969**
Total Cash Out	**4,715**	**4,582**	**9,771**	**7,950**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**27,018**
Net Cash	**(1,845)**	**(227)**	**2,309**	**(1,868)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**(1,631)**
KERRA - 30% Fee	(554)	(68)	693	(560)	0	0	0	0	0	0	0	0	**(489)**
Net After KERRA Fee	(1,292)	(159)	1,616	(1,308)	0	0	0	0	0	0	0	0	(1,142)
Ohad Kaufman 30% *	(388)	(48)	485	(392)	0	0	0	0	0	0	0	0	(342)
Eliav Kling 35% *	(452)	(56)	566	(458)	0	0	0	0	0	0	0	0	(400)
Revital Kling 35% *	(452)	(56)	566	(458)	0	0	0	0	0	0	0	0	(400)

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

Cash balance **1,434**

OTHER UPDATES

Occupancy Status

We currently have 100% occupancy.