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KERRA Pulaski LP - July/2022

FINANCIAL RESULTS - JUNE/2022

Rent Income

The rent collected for this month was very good, We have only one tenant who is behind with her rent payments, all other tenants are up.

Expenses

Expenses for this month were a combination of regular operational expenses and unit work. We are still paying for work that was done in some of the vacant units as vendors agreed to spread the payments.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	**2,870**	**4,355**	**12,080**	**6,082**	**4,860**	**6,257**	**0**	**0**	**0**	**0**	**0**	**0**	**36,504**
Repairs & Maintenance	630	315	1,275	315	315	815	0	0	0	0	0	0	**3,665**
Utilities	1,096	1,212	1,174	1,034	1,007	658	0	0	0	0	0	0	**6,181**
MNG Fee & Leasing Fee	205	270	340	1,810	0	0	0	0	0	0	0	0	**2,624**
Insurance	293	293	293	293	293	0	0	0	0	0	0	0	**1,463**
Professional Fee & Misc.	0	0	4,197	6	(6)	100	0	0	0	0	0	0	**4,297**
CAPEX	0	0	0	2,000	1,500	1,000	0	0	0	0	0	0	**4,500**
Mortgage	2,492	2,492	2,492	2,492	2,492	2,492	0	0	0	0	0	0	**14,954**
Total Cash Out	**4,715**	**4,582**	**9,771**	**7,950**	**5,601**	**5,065**	**0**	**0**	**0**	**0**	**0**	**0**	**37,683**
Net Cash	**(1,845)**	**(227)**	**2,309**	**(1,868)**	**(741)**	**1,192**	**0**	**0**	**0**	**0**	**0**	**0**	**(1,179)**
KERRA - 30% Fee	(554)	(68)	693	(560)	(222)	358	0	0	0	0	0	0	**(354)**
Net After KERRA Fee	(1,292)	(159)	1,616	(1,308)	(518)	834	0	0	0	0	0	0	(826)
Ohad Kaufman 30% *	(388)	(48)	485	(392)	(156)	250	0	0	0	0	0	0	(248)
Eliav Kling 35% *	(452)	(56)	566	(458)	(181)	292	0	0	0	0	0	0	(289)
Revital Kling 35% *	(452)	(56)	566	(458)	(181)	292	0	0	0	0	0	0	(289)

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

Cash balance **1,885**

OTHER UPDATES

Occupancy Status

We currently have 100% occupancy.

Other Updates

We previously discussed the market situation and agreed that this might be a good time to sell this property. We are working with our realtor to estimate the potential of sale: what would it take and what is an estimation for sale price (no commitment at this point, only checking our options). When we have the information we will share and discuss it. The only improvement we need to do is the landscaping which we are already working on. This will position our property better in the market and in case we do not sell it will help to attract better tenants, so we will benefit from this small investment either way.