

KERRA Pulaski LP - August/2022

FINANCIAL RESULTS - JULY/2022

Rent Income

The rent collected for this month was very good, one tenant caught up with missing rent. all other tenants are up to date.

Expenses

Expenses for this month were high, we have been catching up with management fees for a few past months. We are also paying for CAPEX work.

	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	8,608	0	0	0	0	0	45,112
Repairs & Maintenance	630	315	1,275	315	315	815	865	0	0	0	0	0	4,530
Utilities	1,096	1,212	1,174	1,034	1,007	658	838	0	0	0	0	0	7,020
MNG Fee & Leasing Fee	205	270	340	1,810	0	0	1,812	0	0	0	0	0	4,436
Insurance	293	293	293	293	293	0	303	0	0	0	0	0	1,765
Professional Fee & Misc.	0	0	4,197	6	(6)	100	15	0	0	0	0	0	4,312
CAPEX	0	0	0	2,000	1,500	1,000	4,000	0	0	0	0	0	8,500
Mortgage	2,492	2,492	2,492	2,492	2,492	2,492	2,492	0	0	0	0	0	17,446
Total Cash Out	4,715	4,582	9,771	7,950	5,601	5,065	10,325	0	0	0	0	0	48,008
Net Cash	(1,845)	(227)	2,309	(1,868)	(741)	1,192	(1,717)	0	0	0	0	0	(2,896)
KERRA - 30% Fee	(554)	(68)	693	(560)	(222)	358	(515)	0	0	0	0	0	(869)
Net After KERRA Fee	(1,292)	(159)	1,616	(1,308)	(518)	834	(1,202)	0	0	0	0	0	(2,028)
Ohad Kaufman 30% *	(388)	(48)	485	(392)	(156)	250	(361)	0	0	0	0	0	(608)
Eliav Kling 35% *	(452)	(56)	566	(458)	(181)	292	(421)	0	0	0	0	0	(710)
Revital Kling 35% *	(452)	(56)	566	(458)	(181)	292	(421)	0	0	0	0	0	(710)

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

Cash balance **168**

OTHER UPDATES

Occupancy Status

One unit became vacant at the end of July.

Other Updates

We prepared all the required information and shared it with our realtors. We had a few calls to discuss the market situation and they toured the property. We have the property listed for sale now for \$690k, we left some room for negotiation as this is always part of the sale process. We will see how the market responds. When we have a solid offer we will share the details and discuss our next steps with you.



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