

KERRA Pulaski LP - September/2022

FINANCIAL RESULTS - AUGUST/2022

Rent Income

The rent collected for this month was great, and all tenants are up to date with their rent payments. we have one vacant unit, the tenant covered their rent debt before they left.

Expenses

Expenses for this month were primarily operational with an additional \$3,000 for landscaping.

	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	5,919	0	0	0	0	51,031
Repairs & Maintenance	630	315	1,275	315	315	815	865	3,400	0	0	0	0	7,930
Utilities	1,096	1,212	1,174	1,034	1,007	658	838	695	0	0	0	0	7,714
MNG Fee & Leasing Fee	205	270	340	1,810	0	0	1,812	561	0	0	0	0	4,998
Insurance	293	293	293	293	293	0	303	318	0	0	0	0	2,083
Professional Fee & Misc.	0	0	4,197	6	(6)	100	15	15	0	0	0	0	4,327
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	2,492	0	0	0	0	19,938
Total Cash Out	4,715	4,582	9,771	7,950	5,601	5,065	10,325	7,481	0	0	0	0	55,489
Net Cash	(1,845)	(227)	2,309	(1,868)	(741)	1,192	(1,717)	(1,562)	0	0	0	0	(4,458)
KERRA - 30% Fee	(554)	(68)	693	(560)	(222)	358	(515)	(469)	0	0	0	0	(1,337)
Net After KERRA Fee	(1,292)	(159)	1,616	(1,308)	(518)	834	(1,202)	(1,093)	0	0	0	0	(3,121)
Ohad Kaufman 30% *	(388)	(48)	485	(392)	(156)	250	(361)	(328)	0	0	0	0	(936)
Eliav Kling 35% *	(452)	(56)	566	(458)	(181)	292	(421)	(383)	0	0	0	0	(1,092)
Revital Kling 35% *	(452)	(56)	566	(458)	(181)	292	(421)	(383)	0	0	0	0	(1,092)

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

Cash balance **(1,394)**

OTHER UPDATES

Occupancy Status

We have one vacant unit we are working to make rent-ready.

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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