

KERRA Pulaski LP - October/2022

FINANCIAL RESULTS - SEPTEMBER/2022

Rent Income

The rent collected for this month was good, all tenants are up to date or slightly ahead of their payments. During September we had 2 vacant units which did not produce income, one of those was rented and the tenant moved in during October.

Expenses

Expenses for this month were mainly due to unit work done for the two vacant units.

	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	4,700	0	0	0	55,731
Repairs & Maintenance	630	315	1,275	315	315	815	865	3,400	400	0	0	0	8,330
Utilities	1,096	1,212	1,174	1,034	1,007	658	838	695	670	0	0	0	8,384
MNG Fee & Leasing Fee	205	270	340	1,810	0	0	1,812	561	295	0	0	0	5,293
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	15	0	0	0	4,342
CAPEX	0	0	0	2,000	1,500	1,000	4,000	0	3,645	0	0	0	12,145
Mortgage	2,492	2,492	2,492	2,492	2,492	2,492	2,492	2,492	2,492	0	0	0	22,430
Total Cash Out	4,715	4,582	9,771	7,950	5,601	5,065	10,325	7,481	7,517	0	0	0	63,006
Net Cash	(1,845)	(227)	2,309	(1,868)	(741)	1,192	(1,717)	(1,562)	(2,818)	0	0	0	(7,276)
KERRA - 30% Fee	(554)	(68)	693	(560)	(222)	358	(515)	(469)	(845)	0	0	0	(2,183)
Net After KERRA Fee	(1,292)	(159)	1,616	(1,308)	(518)	834	(1,202)	(1,093)	(1,972)	0	0	0	(5,093)
Ohad Kaufman 30% *	(388)	(48)	485	(392)	(156)	250	(361)	(328)	(592)	0	0	0	(1,528)
Eliav Kling 35% *	(452)	(56)	566	(458)	(181)	292	(421)	(383)	(690)	0	0	0	(1,783)
Revital Kling 35% *	(452)	(56)	566	(458)	(181)	292	(421)	(383)	(690)	0	0	0	(1,783)

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

Cash balance **(4,212)**

OTHER UPDATES

Occupancy Status

We have one vacant unit which is rent-ready on the market.

Other Updates

We need to contribute some cash to this property to ensure we can pay the loan on time. Hopefully, the sale process will go smoothly, once it is a done deal, those funds will be returned right after the sale is closed. Please contact us to obtain the info for a transfer.

We are working closely with our realtor on everything required for the sale, we will keep you updated as we have news to share.



Copyright © 2022 KERRA Investments, All rights reserved.

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

