

KERRA Pulaski LP - November/2022

FINANCIAL RESULTS - OCTOBER/2022

Rent Income

The rent collected for this month was very good, all tenants are up to date or ahead of their payments.

Expenses

Expenses for this month were regular routine expenses.

	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	6,536	0	0	62,267
Repairs & Maintenance	630	315	1,275	315	315	815	865	3,400	400	400	0	0	8,730
Utilities	1,096	1,212	1,174	1,034	1,007	658	838	695	670	605	0	0	8,988
MNG Fee & Leasing Fee	205	270	340	1,810	0	0	1,812	561	295	536	0	0	5,829
Insurance	293	293	293	293	293	0	303	318	0	318	0	0	2,400
Professional Fee & Misc.	0	0	4,197	6	(6)	100	15	15	15	15	0	0	4,357
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	2,492	0	0	24,923
Total Cash Out	4,715	4,582	9,771	7,950	5,601	5,065	10,325	7,481	7,517	4,365	0	0	67,372
Net Cash	(1,845)	(227)	2,309	(1,868)	(741)	1,192	(1,717)	(1,562)	(2,818)	2,171	0	0	(5,105)
KERRA - 30% Fee	(554)	(68)	693	(560)	(222)	358	(515)	(469)	(845)	651	0	0	(1,532)
Net After KERRA Fee	(1,292)	(159)	1,616	(1,308)	(518)	834	(1,202)	(1,093)	(1,972)	1,519	0	0	(3,574)
Ohad Kaufman 30% *	(388)	(48)	485	(392)	(156)	250	(361)	(328)	(592)	456	0	0	(1,072)
Eliav Kling 35% *	(452)	(56)	566	(458)	(181)	292	(421)	(383)	(690)	532	0	0	(1,251)
Revital Kling 35% *	(452)	(56)	566	(458)	(181)	292	(421)	(383)	(690)	532	0	0	(1,251)

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

Cash balance **(2,041)**

OTHER UPDATES

Occupancy Status

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

Other Updates

We need to contribute some cash to this property to ensure we can pay the loan on time. Please contact us to obtain the info for a transfer.

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

