

CLOSING STATEMENT

1346-3280

BUYER: **1306 LEON STREET LLC, a North Carolina limited liability**

SELLER: **OAKS AT NORTHGATE HOLDINGS, LLC, a North Carolina limited liability company**

LENDER: **JOHN HANCOCK LIFE INSURANCE COMPANY (“Lender”)**

PROPERTY: **APARTMENT COMPLEX LOCATED AT 1306 LEON STREET, DURHAM, DURHAM COUNTY, NORTH CAROLINA**

DISBURSING AGENT: **CHICAGO TITLE INSURANCE COMPANY**

CLOSING DATE: **MARCH 10, 2016**

<u>Purchase Price:</u>		\$14,000,000.00
<u>Less Credits to Buyer:</u>		
1. Assumption of Loan from Lender	(\$8,818,905.01)	
2. Assumption of Tax Escrow from Lender	(\$46,098.04)	
3. Rent Ready Credit	(\$4,074.20)	
4. Seller’s share of 2016 Ad Valorem Property taxes ¹	(\$30,228.21)	
5. Rents for 3/10/2016-3/31/2016 ²	(\$97,780.10)	
6. Security Deposits ³	<u>(\$119,829.00)</u>	
 Total Credits to Buyer	 (\$9,116,914.96)	
 <u>Plus Credits to Seller:</u>		
1. Reimbursement of Assumption of Tax Escrow from Lender	\$46,098.04	
 <u>Net Purchase Price</u>		 \$4,929,183.48

¹ 2016 ad valorem property taxes are estimated based on the bills for 2015. 2015 ad valorem property taxes for the Property are \$420.20, \$32.03, \$121,792.88, \$26,072.90 and \$12,022.95 for a total of \$160,340.96. Seller’s share for 2016 is 69 days x \$438.09/day = \$30,228.21. After the 2016 tax bills are published, the parties agree to re-prorate 2016 taxes at the request of either party.

² March rent that was collected totals \$137,780.93. Seller shall retain all the rent that was collected and Buyer shall receive a credit in the amount of \$97,780.10 (22 days x \$4,444.55/day).

³ Security Deposits are \$119,829.00 and shall be credited to Buyer.

Seller Expenses:

1.	Payoff to Otto and Sue Kumbar	\$2,841,006.06
2.	Payoff to Focus R&D	\$714,111.15
3.	Payoff to Irene Kumbar	\$256,618.10
4.	Revenue Stamps to Durham County Registry	\$28,000.00
5.	Commission to Apartment REP	\$140,000.00
6.	Filing Fees to Nevada Secretary of State (UCC)	\$60.00
7.	Attorneys Fees to Manning Fulton	<u>\$7,350.00</u>

Total Seller Expenses: \$3,987,145.31

Net Due Qualified Intermediary:

\$942,038.17

Buyer Expenses:

1.	Assumption Fee to Lender	\$83,189.05
2.	Insurance Review Fee to Lender	\$625.00
3.	Lender's Attorneys Fees to Womble Carlyle	\$22,500.00
4.	Recording Fees to Durham County Registry	\$250.00
5.	Filing Fees to NC Secretary of State	\$45.00
6.	Title Premium to Chicago Title Insurance Co.	\$10,505.00
7.	Disbursement Fee to Chicago Title Insurance Co.	\$1,200.00
8.	Survey to Triangle Point Surveying PLLC	\$10,500.00
9.	Title Search to The Pryzwansky Law Firm, P.A.	\$1,100.00
10.	Attorneys Fees to The Pryzwansky Law Firm, P.A.	\$3,200.00
11.	Attorneys Fees to Stephenson Snokhous & Fournier	<u>\$12,740.42</u>

Total Buyer Expenses: \$145,854.47

Receipts:

Earnest Money from Investors Title:	\$120,000.00
From Buyer:	<u>\$4,955,037.95</u>
Total Receipts	\$5,075,037.95

Disbursements:

Buyer Expenses:	\$145,854.47
Seller Expenses:	\$3,987,145.31
To Qualified Intermediary:	<u>\$942,038.17</u>
Total Disbursements	\$5,075,037.95

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THE UNDERSIGNED have reviewed the foregoing and authorize the receipts and disbursements shown thereon.

SELLER:


Oaks at Northgate Holdings LLC, a North Carolina limited liability company

By: _____

BUYER:

1306 Leon Street LLC, a North Carolina limited liability company

By: ARE Ventures LLC, Manager

By:  _____
Colin Brothers, Manager