

LES H. STEVENS, P.A.
BUYER'S AND SELLER'S COMBINED CLOSING STATEMENT

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		23-136
		7. Loan Number	8. Mortgage Insurance Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Buyer FED27, LLC 613 NW THIRD AVENUE, SUITE 104 FORT LAUDERDALE, FL 33311		E. Name and Address of Seller YoATRIUM, LLC ICUG, LLC HEYWOOD, LLC 5300 BROKEN SOUND BLVD, NW, STE 110 BOCA RATON, FL 33487	
G. Property Location 2607, 2617, 2703 & 2755 S. FED. HWY BOYNTON BEACH, FL 33435 MULTIPLE PARCELS		H. Settlement Agent LES H. STEVENS, P.A.	
		Place of Settlement 5301 NORTH FEDERAL HIGHWAY SUITE 130 BOCA RATON, FLORIDA 33487	I. Settlement Date 02/14/2024
J. SUMMARY OF BUYER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BUYER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	12,033,652.00	401. Contract sales price	12,033,652.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)	91,168.94	403.	
104. A1 BACKFLOW 02/14 to 07/31	87.73	404. A1 BACKFLOW 02/14 to 07/31	87.73
105. DEERFIELD FIRE 02/14 to 08/31	368.36	405. DEERFIELD FIRE 02/14 to 08/31	368.36
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109. NON-AD VALOREM ASSESSMENTS 02/14 to 09/30	5,815.52	409. NON-AD VALOREM ASSESSMENTS 02/14 to 09/30	5,815.52
110. KINGS II ELEVATOR MONITORING	32.30	410. KINGS II ELEVATOR MONITORING	32.30
111. DELAWARE ELEVATOR MAINT 02/14 to 02/29	86.62	411. DELAWARE ELEVATOR MAINT 02/14 to 02/29	86.62
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	12,131,211.47	420. GROSS AMOUNT DUE TO SELLER	12,040,042.53
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	4,000,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)	6,000,000.00	502. Settlement charges to seller (line 1400)	166,966.85
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Purchase Money Note	6,000,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01 to 02/14	9,928.61	511. County taxes 01/01 to 02/14	9,928.61
212. Assessments to		512. Assessments to	
213. RENT PRORATION 02/14 to 02/29	16,180.97	513. RENT PRORATION 02/14 to 02/29	16,180.97
214. SECURITY DEPOSITS	46,015.00	514. SECURITY DEPOSITS	46,015.00
215. PRE-PAID/LAST MONTH'S RENT	2,200.00	515. PRE-PAID/LAST MONTH'S RENT	2,200.00
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BUYER	10,074,324.58	520. TOTAL REDUCTION AMOUNT DUE SELLER	6,241,291.43
300. CASH AT SETTLEMENT FROM OR TO BUYER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from buyer (line 120)	12,131,211.47	601. Gross amount due to seller (line 420)	12,040,042.53
302. Less amounts paid by/for buyer (line 220)	10,074,324.58	602. Less reduction amount due to seller (line 520)	6,241,291.43
303. CASH FROM BUYER	2,056,886.89	603. CASH TO SELLER	5,798,751.10

PRELIMINARY

L. SETTLEMENT CHARGES:		File Number: 23-136		PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$	12,033,652.00 @	=		
Division of commission (line 700) as follows:					
701.	\$	100,000.00 to	WHITAKER REALTY		
702.	\$	to			
703.	Commission paid at Settlement			50,000.00	50,000.00
704.					
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN	P.O.C.			
801.	Loan Origination Fee	%			
802.	Loan Discount	%			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mtg. Ins. Application Fee	to			
807.	Assumption Fee	to			
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901.	Interest from	to	@ \$	/day	
902.	Mortgage Insurance Premium	to			
903.	Hazard Insurance Premium	yrs. to			
904.					
905.					
1000.	RESERVES DEPOSITED WITH LENDER FOR				
1001.	Hazard Insurance	mo. @ \$		/ mo.	
1002.	Mortgage Insurance	mo. @ \$		/ mo.	
1003.	City property taxes	mo. @ \$		/ mo.	
1004.	County property taxes	mo. @ \$		/ mo.	
1005.	Annual Assessments	mo. @ \$		/ mo.	
1006.		mo. @ \$		/ mo.	
1007.		mo. @ \$		/ mo.	
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count				
1100.	TITLE CHARGES				
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to	ATTORNEYS' TITLE FUND SVCS, LLC		450.00
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to	LES H. STEVENS, P.A.	750.00	
1106.	Notary fees	to			
1107.	Attorney's fees	to	LES H. STEVENS, P.A.		
	(includes above item No:)		
1108.	Title insurance	to	LES H. STEVENS, P.A.		30,392.40
	(includes above item No:)		
1109.	Lender's coverage				
1110.	Owner's coverage	12,033,652.00 ---	30,392.40		
1111.	ALTA 9.2-6, CE, SE		LES H. STEVENS, P.A.	3,164.24	
1112.					
1113.					
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201.	Recording fees	Deed \$ 41.45	; Mortgage \$ 143.85	; Releases \$	185.30
1202.	City/county/stamps	Deed \$; Mortgage \$		
1203.	State tax/stamps	Deed \$ 84,235.90	; Mortgage \$ 21,000.00		84,235.90
1204.	Intangible Tax	Deed \$; Mortgage \$ 12,000.00		12,000.00
1205.	Additional Charges *** See Attached Addendum ***				225.90
1300.	ADDITIONAL SETTLEMENT CHARGES				
1301.	Survey	to			
1302.	Pest inspection	to			
1303.	MUNICIPAL LIEN SEARCHES		PROPLOGIX		1,700.00
1304.	WIRE TRANSFER FEES		LES H. STEVENS, P.A.	37.50	37.50
1305.	UCC-1 (STATE)		FLORIDA UCC	56.00	
1306.	ZONING REPORT		CRETLLIGENT	750.00	
1307.	PROPERTY MGT 2/14-3/31/24		BARK PROPERTY MANAGEMENT	3,000.00	
1308.					
1400.	TOTAL SETTLEMENT CHARGES	(enter on lines 103 and 502, Sections J and K)		91,168.94	166,966.85

PRELIMINARY

BUYER'S AND SELLER'S COMBINED CLOSING STATEMENT ADDENDUM

Prepared by
LES H. STEVENS, P.A.
 5301 NORTH FEDERAL HIGHWAY
 SUITE 130
 BOCA RATON, FLORIDA 33487
 PH: (561) 989-9797

File Number: 23-136

Settlement Date: 02/14/24

Proration Date: 02/14/24

SELLER(S):

YoATRIUM, LLC and ICUG, LLC
 HEYWOOD, LLC

PURCHASER(S):

FED27, LLC

LENDER:

Loan Amount: 6,000,000.00

Loan Number:

PROPERTY:

2607, 2617, 2703 & 2755 S. FED. HWY, BOYNTON BEACH, FL 33435
 MULTIPLE PARCELS

	Buyer	Seller
ITEMS PAYABLE IN CONNECTION WITH LOAN		
816.		
817.		
818.		
819.		
TOTALS		
TITLE CHARGES		
1114.		
1115.		
1116.		
1117.		
1118.		
1119.		
1120.		
1121.		
TOTALS		
GOVERNMENT RECORDING AND TRANSFER CHARGES		
1206.		
1207. RECORD LLC AFFIDAVITS	75.85	151.05
1208.		
1209. RECORD COLLATERAL ASSIGNMENT	58.85	
1210. RECORD UCC (COUNTY)	67.35	
1211. RECORD 713.10 AFFIDAVIT	23.85	
1212.		
TOTALS	225.90	151.05
ADDITIONAL SETTLEMENT CHARGES		
1309.		
1310.		
1311.		
1312.		
1313.		
TOTALS		

PRELIMINARY