



GRAYBILL, LANSCH & VINZANI, LLC

PURCHASER AND LOAN SETTLEMENT STATEMENT

PURCHASER / BORROWER:	City of Aiken Municipal Development Commission
SELLER:	Historic Hospitality LLC
PROPERTY:	235 Richland Ave W, & 112 Bee Ln SW, Aiken, SC 29801
EFFECTIVE CLOSING DATE:	November 10, 2021
SETTLEMENT AGENT:	Graybill Lansche & Vinzani, LLC

LOAN AMOUNT:	\$	-
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PURCHASE PRICE:	\$	4,250,000.00
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Credits to Seller:	Amount	\$	
2021 Prorata Taxes (11/10/21 - 12/31/21)	\$ 3,982.08		3,982.08

Credits to Purchaser/Borrower:	Amount	\$	
2021 Prorata City Taxes (1/1/21-11/9/21)	\$ 6,103.50		6,103.50

BALANCE DUE FROM PURCHASER TO SELLER:	\$	4,247,878.58
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Plus - Charges To Purchaser/Borrower:	Amount	\$	
Title Insurance Commitment to: DeVine Title Agency, Inc.	\$ 400.00		
Title Insurance Premium (1/3 of premium for \$7,500,000.00 owner's policy) and DeVine Title Agency, Inc. and Chicago Title Insurance Company	\$ 4,123.34		
Recording Fees to: Aiken County RMC Office	\$ 15.00		

GROSS AMOUNT DUE FROM PURCHASER/BORROWER:	\$	4,252,416.92
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Less - Deductions For Purchaser/Borrower:	Amount	\$	
Earnest Money Deposit - Paid to Seller	\$ 33,333.34		(33,333.34)

NET AMOUNT DUE FROM PURCHASER/BORROWER:	\$	4,219,083.58
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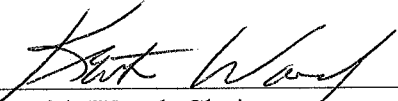
DISBURSEMENTS BY SETTLEMENT AGENT:	\$	4,219,083.58
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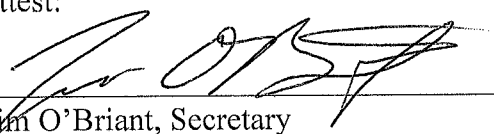
SEE ATTACHED SIGNATURE PAGE FOR PURCHASER & LOAN SETTLEMENT STATEMENT

SIGNATURE PAGE FOR
PURCHASER SETTLEMENT STATEMENT

PURCHASER/BORROWER HEREBY AUTHORIZES THE DISBURSEMENTS TO BE
MADE AS SET FORTH ABOVE EFFECTIVE AS OF NOVEMBER 10, 2021

City of Aiken Municipal Development Commission, a body
politic and corporate and political subdivision of the State of
South Carolina

By: 
Keith Wood, Chairman

Attest:

Tim O'Briant, Secretary