



GRAYBILL, LANSCH & VINZANI, LLC

**PURCHASER AND LOAN SETTLEMENT STATEMENT**

<b>PURCHASER / BORROWER:</b>	City of Aiken Municipal Development Commission
<b>SELLER:</b>	S & N Hospitality LLC
<b>PROPERTY:</b>	211, 213 Richland Ave West, Aiken, SC 29801, 113 Newberry Street SW, Aiken, SC 29801, and 201, 203, 205, 207, 209 Richland Ave West, Aiken, SC 29801
<b>EFFECTIVE CLOSING DATE:</b>	November 10, 2021
<b>SETTLEMENT AGENT:</b>	Graybill Lansche & Vinzani, LLC

<b>LOAN AMOUNT:</b>	\$ -
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<b>PURCHASE PRICE:</b>	\$ 2,250,000.00
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<b>Credits to Seller:</b>	Amount	\$ 1,922.70
Prorata 2021 Property Taxes (11/10/21-12/31/21)	\$ 1,922.70	

<b>Credits to Purchaser/Borrower:</b>	Amount	\$ 16,278.15
Security Deposits	\$ 7,725.00	
Prorata Rents (11/10/21-11/30/21)	\$ 5,407.50	
Prorata City Taxes (1/1/21-11/9/21)	\$ 3,145.65	

<b>BALANCE DUE FROM PURCHASER TO SELLER:</b>	\$ 2,235,644.55
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<b>Plus - Charges To Purchaser/Borrower:</b>	Amount	\$ 4,138.33
Title Insurance Premium (1/3 of premium for \$7,500,000 owner's policy) to: DeVine Title Agency, Inc. and Chicago Title Insurance Company	\$ 4,123.33	
Recording Fees to: Aiken County RMC Office	\$ 15.00	

<b>GROSS AMOUNT DUE FROM PURCHASER/BORROWER:</b>	\$ 2,239,782.88
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<b>Less - Deductions For Purchaser/Borrower:</b>	Amount	\$ (33,333.33)
Earnest Money Deposit - Paid to Seller	\$ 33,333.33	

<b>NET AMOUNT DUE FROM PURCHASER/BORROWER:</b>	\$ 2,206,449.55
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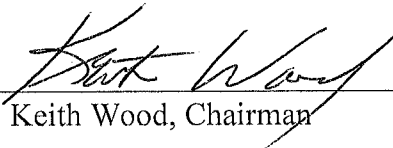
<b>DISBURSEMENTS BY SETTLEMENT AGENT:</b>	\$ 2,206,449.55
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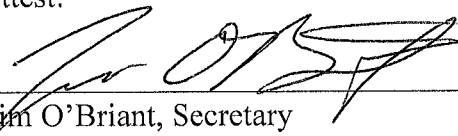
SEE ATTACHED SIGNATURE PAGE FOR PURCHASER & LOAN SETTLEMENT STATEMENT

SIGNATURE PAGE FOR  
PURCHASER SETTLEMENT STATEMENT

PURCHASER/BORROWER HEREBY AUTHORIZES THE DISBURSEMENTS TO BE  
MADE AS SET FORTH ABOVE EFFECTIVE AS OF NOVEMBER 16, 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