



GRAYBILL, LANSCHIE & VINZANI, LLC

PURCHASER AND LOAN SETTLEMENT STATEMENT

PURCHASER / BORROWER:	City of Aiken Municipal Development Commission
SELLER:	Shah Enterprises, LLC
PROPERTY:	106, 108, 108-A, 110 Laurens Street, Aiken, SC
EFFECTIVE CLOSING DATE:	November 10, 2021
SETTLEMENT AGENT:	Graybill Lanschie & Vinzani, LLC

LOAN AMOUNT:	\$ -
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PURCHASE PRICE:	\$ 1,000,000.00
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Credits to Seller:	Amount	\$
Prorata 2021 Property Taxes (11/10/21-12/31/21)	\$ 791.01	791.01

Credits to Purchaser/Borrower:	Amount	\$
Security Deposits	\$ 4,700.00	
Prorata Rent (11/10/21-11/30/21)	\$ 3,289.86	
Prorata City Taxes (1/1/21-11/9/21)	\$ 1,126.80	

BALANCE DUE FROM PURCHASER TO SELLER:	\$ 991,674.35
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Plus - Charges To Purchaser/Borrower:	Amount	\$
Title Insurance Premium (1/3 of Premium for \$7,500,000 owner's policy) DeVine Title Agency, Inc. and Chicago Title Insurance Company	\$ 4,123.33	
Recording Fees to: Aiken County RMC Office	\$ 15.00	

GROSS AMOUNT DUE FROM PURCHASER/BORROWER:	\$ 995,812.68
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Less - Deductions For Purchaser/Borrower:	Amount	\$
Earnest Money Deposit - Paid to Seller	\$ 33,333.33	(33,333.33)

NET AMOUNT DUE FROM PURCHASER/BORROWER:	\$ 962,479.35
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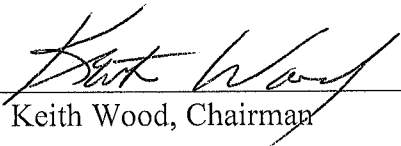
DISBURSEMENTS BY SETTLEMENT AGENT:	\$ 962,479.35
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SEE ATTACHED SIGNATURE PAGE FOR PURCHASER & LOAN SETTLEMENT STATEMENT

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