

A. Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 13-173	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

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 informational purposes and are not included in the totals.

D. NAME OF BORROWER:	Florida Holding 4800 LLC., a Florida limited liability company		
Address of Borrower:	3710 N.W. 19th Street, Coconut Creek, Florida 33066		
E. NAME OF SELLER:	Lauderhill Mall Investment, LLC, a Florida limited liability company		
Address of Seller:	696 N.E. 125th Street, North Miami, Florida 33161		
F. NAME OF LENDER:	Lauderhill Mall Investment, LLC, a Florida limited liability company		
Address of Lender:	696 N.E. 125th Street, North Miami, Florida 33161		
G. PROPERTY LOCATION:	4200 N.W. 16 Street, Florida		
H. SETTLEMENT AGENT:	Gary Silberman, P.A.		
Place of Settlement:	2665 S. Bayshore Drive, #725, Coconut Grove, Florida 33133		
I. SETTLEMENT DATE:	5/17/13	DISBURSEMENT DATE:	5/17/13

J. Summary of borrower's transaction		K. Summary of seller's transaction	
100. Gross amount due from borrower:		400. Gross amount due to seller:	
101. Contract sales price	4,800,000.00	401. Contract sales price	4,800,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	124,003.16	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	4,924,003.16	420. Gross amount due to seller:	4,800,000.00
200. Amounts paid or in behalf of borrower:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	460,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	228,285.70
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	2,533,824.28
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller	1,920,000.00	507. Principal amt of mortgage held by seller	1,920,000.00
208.		508.	
209.		509. Utility Escrow	2,500.00
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/13 to 05/17/13	38,579.09	511. County taxes from 01/01/13 to 05/17/13	38,579.09
212. Fire Rescue Assessments from 01/01/13 to 05/17/13	9,277.06	512. Fire Rescue Assessments from 01/01/13 to 05/17/13	9,277.06
213. Credit for Security Deposit	19,087.23	513. Credit for Security Deposit	19,087.23
214. Credit for Advance Rent	2,450.00	514. Credit for Advance Rent	2,450.00
215. Prorate May, 2013 rent from 05/17/13 to 05/31/13	45,996.64	515. Prorate May, 2013 rent from 05/17/13 to 05/31/13	45,996.64
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	2,495,390.02	520. Total reductions in amount due seller:	4,800,000.00
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	4,924,003.16	601. Gross amount due to seller (line 420)	4,800,000.00
302. Less amount paid by/for the borrower (line 220)	(2,495,390.02)	602. Less total reductions in amount due seller (line 520)	(4,800,000.00)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Borrower:	2,428,613.14	603. Cash (<input type="checkbox"/> To <input type="checkbox"/> From) Seller:	0.00

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

Borrower's Initial(s):	Seller's Initial(s):
<div></div>	<div></div>

L. Settlement charges						Borrower POCSeller POC		Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$4,800,000.00 @	4.0000 % =	192,000.00						
701. 192,000.00	4.0000 % to	Marcus & Millichap							
702.	% to								
703. Commission paid at settlement									192,000.00
704.	to								
800. Items payable in connection with loan:						Borrower POCSeller POC			
801. Loan origination fee	1.0000 % to	Lauderhill Mall Investment, LLC, a Florida limited liabl						19,200.00	
802. Loan discount	% to								
803. Appraisal fee	to	Clobus, McLemore & Duke, Inc.	5000.00						
804. Credit report	to								
805. Lender's inspection fee	to								
806. Mortgage insurance application fee	to								
807. Assumption Fee	to								
808.	to								
809.	to								
810.	to								
811.	to								
900. Items required by lender to be paid in advance:						Borrower POCSeller POC			
901. Interest from	to	@	/day						
902. Mortgage insurance premium for	months to								
903. Hazard insurance premium for	12 years to	Advanced Insurance Underwriters						66,562.66	
904. Flood insurance premium for	years to								
905.	years to								
1000. Reserves deposited with lender:						Borrower POCSeller POC			
1001. Hazard insurance	months @		per month						
1002. Mortgage insurance	months @		per month						
1003. City property taxes	months @		per month						
1004. County property taxes	months @		per month						
1005. Annual assessments	months @		per month						
1006. Flood insurance	months @		per month						
1007.	months @		per month						
1008.	months @		per month						
1009. Aggregate accounting adjustment									
1100. Title charges:						Borrower POCSeller POC			
1101. Settlement or closing fee	to	Gary Silberman, P.A.						1,500.00	
1102. Abstract or title search	to	Attorney's Title Fund Services, LLC							250.00
1103. Title examination	to								
1104. Title insurance binder	to								
1105. Document preparation	to								
1106. Attorney's fees	to								
1107. Attorney's Fees	to	Gary Silberman, P.A.						5,000.00	
(includes above item numbers:									
1108. Title Insurance	to	Old Republic Nat. Title/Gary Silberman						14,600.00	
(includes above item numbers:									
1109. Lender's coverage (Premium):	\$1,920,000.00 (\$25.00)								
1110. Owner's coverage (Premium):	\$4,800,000.00 (\$14,575.00)								
1111. Endorse: 8.1-25;F9-1,460.00								1,485.00	
1112. Lien Search	to	Florida Property Search							659.00
1113.	to								
1200. Government recording and transfer charges:									
1201. Recording fees	Deed	\$18.50	Mortgage(s)	\$256.50	Releases	\$105.00		275.00	105.00
1202. City/county tax/stamps	Deed		Mortgage(s)	\$3,840.00				3,840.00	
1203. State tax/stamps	Deed	\$33,600.00	Mortgage(s)	\$6,720.00				6,720.00	33,600.00
1204. Record Amendment to Parking Easement	to	Board of County Commissioners							44.00
1205. Record Notice of Termination	to	Board of County Commissioners							37.00
1300. Additional settlement charges:						Borrower POCSeller POC			
1301. Survey	to							2,500.00	
1302. Pest Inspection	to								
1303. Property Condition Assessment	to	Property Consulting Group	1000.00					1,400.00	
1304. Phase I Environmental Site Assmt	to	Property Consulting Group	1000.00					600.00	
1305. Outstanding Water-Account #0416533	to	City of Lauderhill							66.56
1306. Outstanding Water-Account #0416534	to	City of Lauderhill							1,037.64
1307. Courier/recording/payoffs	to	Fderal Express						85.00	40.00
1308. Wire Fees	to	City National Bank						40.00	20.00
1309. Additional expenses	(See Attached Addendum)							195.50	426.50
1400. Total settlement charges:									
(Enter on lines 103, Section J and 502, Section K)								124,003.16	228,285.70

Borrower's Initial(s):

Seller's Initial(s):

DoubleTime®

HUD-1 SETTLEMENT STATEMENT
ADDENDUM

FILE NUMBER:	13-173
NAME OF BORROWER:	Florida Holding 4800 LLC., a Florida limited liability company
Address of Borrower:	3710 N.W. 19th Street, Coconut Creek, Florida 33066
NAME OF SELLER:	Lauderhill Mall Investment, LLC, a Florida limited liability company
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SETTLEMENT AGENT:	Gary Silberman, P.A.
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SETTLEMENT DATE:	5/17/13
DISBURSEMENT DATE:	5/17/13

Itemization of Additional HUD Line Items

Description	Payee	Borrower POC	Seller POC	Borrower	Seller
Electronically Storage Fee	Life in Colors			35.00	
Record Assignment of Leases	Board of County Commissioners			86.50	
Record UCC-1/County	Board of County Commissioners			27.00	
Record UCC-1/State	Florida UCC, Inc.			47.00	
Record Member's certificate & resolution	Board of County Commissioners				426.50
Total HUD Line 1309 Expense:		0.00	0.00	195.50	426.50

This addendum is attached to a HUD-1 Settlement Statement executed by the aforementioned parties and is attached to said HUD Statement for the purpose of itemizing expenses reflected on line 1309 of page 2 thereof.

Borrower's Initial(s):

Seller's Initial(s):

HUD-1 SETTLEMENT STATEMENT ADDENDUM

File Number: 13-173

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower(s)

Florida Holding 4800 LLC.
a Florida Limited Liability Company

By: _____
Harry Dorvilier
as Managing Member

(Corporate Seal)

Seller(s)

Lauderhill Mall Investment, LLC

By: Lauderhill Members, LLC, a Florida Limited Liability Company

By: _____
Yoram Ishak
its Manager

(Corporate Seal)

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Gary Silberman, P.A.

By: _____ Date: _____

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.