

DHI Title of Florida, Inc.12276 San Jose Boulevard
Jacksonville, FL 32223**Final Settlement Statement**

Settlement Date: 11/18/2022
Disbursement Date: 11/18/2022
Order Number: 111-221401402
Buyer: Apex South Creek, DST, a Delaware statutory trust
Seller: DHIC - South Creek, LLC
Lender: Walker & Dunlop, LLC and/or Federal Home Loan Mortgage Corporation
Property: 3060 Southcreek Boulevard
Orlando, FL 32824
APN/Parcel ID: 20-24-30-7641-01-000

Seller		Buyer	
Debit	Credit	Debit	Credit
			Total Consideration
	100,000,000.00	100,000,000.00	Purchase Price
3,000,000.00			Earnest Money prepaid to Seller 3,000,000.00
			Principal Amount of New Loan 45,994,000.00
			Deposit or earnest money held by UW 850,000.00
			Extension Fee Credit held by UW 150,000.00
			Good Faith Deposit 906,800.00
			Interest on EM from interest bearing account 35.50
			Prorations/Adjustments
50,000.00			Name Change Credit 50,000.00
299,502.69		41,053.33	Property Tax to Orange County total amount of \$340,556.02 due 11/30/22
400,000.00			Buyer Credit per § 8 of 2nd Amend to PSA 400,000.00
9,028.25			Prepaid Rent 9,028.25
197,872.50			Security Deposits 197,872.50
221,584.56			Rent Proration 221,584.56
			Rent Ready Credit 0.00
	9,899.45	9,899.45	Contracts Prorations
			Commissions
350,000.00			Real Estate Commission to Berkadia Real Estate Advisors, LLC
7,500.00			Marketing Expenses Reimbursement to Berkadia Real Estate Advisors, LLC
			Loan Charges
		205,146.67	Real Estate Tax Impounds
		40,567.37	Property Insurance Impounds
		150,000.00	Lender Replacement Reserve Deposit
		528.00	WD Expense Reconciliation Balance
		91,017.03	Prepaid Interest
			Purchaser's Equity Funds 42,000,000.00
			Fees Based on Percentage
		229,970.00	Loan Origination Fee .5% of Loan Amount
			Title/Escrow Charges
550.00		550.00	Settlement Fee
170.00			Abstract/Search Fee
1,000.00		1,000.00	Settlement Fee for Disbursement Services



Final Settlement Statement

Seller		Buyer	
Debit	Credit	Debit	Credit
			Title/Escrow Charges (continued)
		54.00	Electronic Recording/Recording Service Fee
206,325.00			Owner's Policy Premium
		250.00	Loan Policy Premium
		100.00	ALTA Endorsement 39-06 (Policy Authentication)
		100.00	ALTA Endorsement 8.1-06 (Environmental Protection Lien)
		20,657.50	ALTA Endorsement 9-06 (Restrictions, Encroachments, Minerals - Loan Policy)
		100.00	Endorsement (Survey)
			Recording Charges
700,000.00			State Tax/Stamps Deed to DHI Title FBO Simplifile
		160,979.00	State Tax/Stamps Deed of Trust/Mortgage to DHI Title FBO Simplifile
		91,988.00	Intangible Tax to DHI Title FBO Simplifile
		35.50	Deed Recording Fee to DHI Title FBO Simplifile
		214.00	Multifamily Mortgage Recording Fee to DHI Title FBO Simplifile
		103.50	LLC Affidavit to DHI Title FBO Simplifile
		27.00	Notice of Termination to DHI Title FBO Simplifile
		35.50	First Amendment to Declaration of Restrictive Covenants to DHI Title FBO Simplifile
		27.00	Contractor Affidavit and Release of Lien to DHI Title FBO Simplifile
		214.00	Subordination Agreement to DHI Title FBO Simplifile
		35.50	Assignment of Security Instrument to DHI Title FBO Simplifile
		95.00	Collateral Assignment of Subordination to DHI Title FBO Simplifile
		61.00	UCC to DHI Title FBO Simplifile
		69.50	UCC to DHI Title FBO Simplifile
			Other Charges
125.00			Property Information Report Fee to Alliant National
85.00			Lien Search to PropLogix, LLC
		96,975.00	Legal Fees to Mosley, LLP
		75,000.00	Legal Fees to McGuireWoods LLP
420.00			CT Corporation Fees to CT Corporation
		5,500.00	Appraisal to CBRE
		5,298.96	Environmental & Zoning to Partner Engineering and Science, INC
		750.00	Tax Estimates to Paradigm Tax Group
		4,500.00	ALTA Survey to Hamilton Engineering & Surveying, LLC
		262,500.00	Brokerage Fee to Walker & Dunlop, LLC and/or Federal Home Loan Mort
		540,000.00	Equity Fee to I.B.I Volcano Investments, LLC
		188,132.71	Insurance Premium to Alliant Insurance Services



Final Settlement Statement

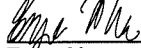
Seller		Buyer	
Debit	Credit	Debit	Credit
			Other Charges (continued)
		12,204.39	Entity Creation Fee to Sorensen Entity Services, LLC
		9,200.00	Legal Fees to Erica A. Heinz, P.C.
		55,000.14	Legal Fees to I.B.I Volcano Counsel
		7,500.00	Legal Fees to Kapp Morrison LLP
		27,500.00	Legal Fee (PPM) to Mosley, LLP
		8,500.00	Legal Fee to Reiferson Dee PLC
		900.00	Independent Trustee to Sorensen Entity Services, LLC
5,444,163.00	100,009,899.45	102,344,339.05	93,779,320.81
			Balance Due FROM Buyer
94,565,736.45			Balance Due TO Seller
100,009,899.45	100,009,899.45	102,344,339.05	102,344,339.05

I have carefully reviewed the 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 Settlement Statement.

BUYER:

Apex South Creek, DST, a Delaware statutory trust

BY: Versity Invest, LLC, a Delaware limited liability company



Tanya Muro,
Chief Operations Officer

I have carefully reviewed the 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 Settlement Statement.

SELLER:

DHIC - South Creek, LLC,
a Delaware limited liability company

BY: DHI Communities II, LLC,
a Delaware limited liability company,
its sole member

BY: _____
NAME: _____
TITLE: _____

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

DHI Title of Florida, Inc.

BY: 
DHI Title of Florida, Inc.

See signature page to follow



Final Settlement Statement

Seller		Buyer	
Debit	Credit	Debit	Credit
			Other Charges (continued)
		12,204.39	Entity Creation Fee to Sorensen Entity Services, LLC
		9,200.00	Legal Fees to Erica A. Heinz, P.C.
		55,000.14	Legal Fees to I.B.I Volcano Counsel
		7,500.00	Legal Fees to Kapp Morrison LLP
		27,500.00	Legal Fee (PPM) to Mosley, LLP
		8,500.00	Legal Fee to Reiferson Dee PLC
		900.00	Independent Trustee to Sorensen Entity Services, LLC
5,444,163.00	100,009,899.45	102,344,339.05	93,779,320.81
			Subtotals
94,565,736.45			Balance Due FROM Buyer
			Balance Due TO Seller
100,009,899.45	100,009,899.45	102,344,339.05	102,344,339.05
			Totals

I have carefully reviewed the 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 Settlement Statement.

BUYER:

Apex South Creek, DST, a Delaware statutory trust

BY: Versity Invest, LLC, a Delaware limited liability company

Tanya Muro,
Chief Operations Officer

I have carefully reviewed the 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 Settlement Statement.

SELLER:

DHIC - South Creek, LLC,
a Delaware limited liability company

BY: DHI Communities II, LLC,
a Delaware limited liability company,
its sole member

BY: Silvia Graham
NAME: Silvia Graham
TITLE: COO

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

DHI Title of Florida, Inc.

BY: Daniel Bannister
DHI Title of Florida, Inc.

¹ See signature page to follow

