



First American Title Insurance Company

251 E. Ohio St., Ste 555 • Indianapolis, IN 46204

Office Phone:(317)423-0370 Office Fax:(317)423-0654

Seller's Final Settlement Statement

Property:	Park Fletcher, Indianapolis, IN	File No:	704528
		Officer:	Michael Sibbing/MS
		Settlement Date:	06/18/2015
		Disbursement Date:	06/18/2015
		Print Date:	06/18/2015, 1:52 PM
Buyer:	PF Realty, LLC; Exchange Services Group LLC as Qualified Intermediary for JKB Properties, LLC		
Address:	241 N. Pennsylvania Street, #300, Indianapolis, IN 46204		
Seller:	Park Fletcher Realty LLC		
Address:	7350 West Washington Street, Indianapolis, IN 46231		
Lender:	Strategic Realty Services, LLC		
Address:	500 Northpointe Pointe Ste 300 , West Palm Beach , FL, 33047		
New Loan No.:			

Charge Description	Seller Charge	Seller Credit
Consideration:		
Total Consideration		14,431,344.32
Adjustments:		
Rent Proration	42,404.00	
Security Deposit Credit	148,368.04	
Prorations:		
Storm Water System Assessment Proration 06/18/15 to 12/31/15 @\$9051.50/yr		4,885.33
Payoff Loan(s):		
Lender: Cushman-Rexrode		
Mortgage Release Payment - Cushman-Rexrode	13,176,428.49	
Title/Escrow Charges to:		
TI Enforcement Fund - OP to First American Title Insurance Company	5.00	
Search/Exam Fee to First American Title Insurance Company	450.00	
Settlement/Closing Fee to First American Title Insurance Company	500.00	
Owners Premium to First American Title Insurance Company	12,266.64	
Disbursements Paid:		
Broker Lien Payoff-NEED STATEMENT/RELEASE to Jones Lang LaSalle	24,150.00	
Surveys-NEED INVOICE to Bock & Clark Corporation	17,000.00	
Parcel 9005867 Delinquency to Marion County Treasurer	4,908.30	
Owner's Association Payment to Park Fletcher Grounds Maintenance Fund c/o Harshman Property Services LLC	37,584.85	
Prorated June(6-1-15 to 6-18-15) to Park Fletcher Grounds Maintenance Fund c/o Harshman Property Services LLC	1,783.08	
Fees Due to Rialto Mortgage Finance, LLC, a Delaware limited liability company	17,805.56	
Cash (X To) (From) Seller	952,575.69	

Initials: SW

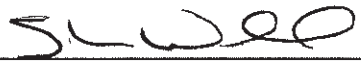
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Charge Description	Seller Charge	Seller Credit
Totals	14,436,229.65	14,436,229.65

SELLER(S):
Park Fletcher Realty LLC,
an Indiana limited liability company

 Member
By: Shawn Williams, Managing Member

First American Title Insurance Company

By 
Michael Sibbing