

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 17REL120			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				

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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER: ADDCO, LLC 4242 Dorchester Road North Charleston, SC 29405	E. NAME AND ADDRESS OF SELLER: Tobias Medical Building, LLC 101 E. Washington Street, Suite 400 Greenville, SC 29601	F. NAME AND ADDRESS OF LENDER: NBSC, a division of Synovus Bank
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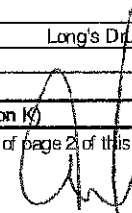
G. PROPERTY LOCATION: 1481 Tobias Gadsden Blvd. Charleston, SC 29407 Tract A-1, 1.608 acres Medical Office Building TMS No. 351-02-00-097 Charleston County, South Carolina	H. SETTLEMENT AGENT: The Wooddy Law Firm, LLC PLACE OF SETTLEMENT 622 Johnnie Dodds Blvd. Mount Pleasant, SC 29464	I. SETTLEMENT DATE: August 10, 2017
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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	3,950,000.00	401. Contract Sales Price	3,950,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	26,006.53	403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. Rent Proration to		406. Rent Proration to	
107. Tax Proration to		407. Tax Proration to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	3,976,006.53	420. GROSS AMOUNT DUE TO SELLER	3,950,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	25,000.00	501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)	3,160,000.00	502. Settlement Charges to Seller (Line 1400)	665,617.58
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage to Wells Fargo Bank, NA	2,599,376.11
205.		505. Payoff of second Mortgage	
206.		506.	
207.		507. Sales Proceeds to Krawcheck & Davidson	643,738.54
208.		508.	
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. Rent Proration 08/01/17 to 08/10/17	20,908.52	510. Rent Proration 08/01/17 to 08/10/17	20,908.52
211. Tax Proration 01/01/17 to 08/10/17	20,359.25	511. Tax Proration 01/01/17 to 08/10/17	20,359.25
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	3,226,267.77	520. TOTAL REDUCTION AMOUNT DUE SELLER	3,950,000.00
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Borrower (Line 120)	3,976,006.53	601. Gross Amount Due To Seller (Line 420)	3,950,000.00
302. Less Amount Paid By/For Borrower (Line 220)	(3,226,267.77)	602. Less Reductions Due Seller (Line 520)	(3,950,000.00)
303. CASH (X FROM) (TO) BORROWER	749,738.76	603. CASH (TO) (FROM) SELLER	0.00

SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price		\$ 3,950,000.00 @ 5.0000 %	197,500.00	PAYD FROM	PAYD FROM
Division of Commission (line 700) as Follows:				BORROWERS	SELLERS
				FUNDS AT	FUNDS AT
				SETTLEMENT	SETTLEMENT
701.	\$ 98,750.00 to Rock Creek Real Estate Advisors, LLC				
702.	\$ 98,750.00 to Avison Young				
703.	Commission Paid at Settlement				197,500.00
704.	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801.	Loan Origination Fee	% to			
802.	Loan Discount	% to			
803.	Appraisal Fee	to NBSC		2,950.00	
804.	Appraisal Service Handling Fee	to NBSC		81.13	
805.	Appraisal Review Fee	to NBSC		295.00	
806.	Flood Certification Fee	to NBSC		11.00	
807.	Tax Servicing Fee	to NBSC		218.00	
808.	Phase 1 Fee	to NBSC		2,600.00	
809.	Loan Administration Fee	to NBSC		750.00	
810.	Phase 1 Review Fee	to NBSC		150.00	
811.	Yield Spread Premium				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest From 08/10/17 to 09/01/17 @ \$ /day (22 days %)				
902.	Mortgage Insurance Premium for months to				
903.	Hazard Insurance Premium for 1.0 years to				
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001.	Hazard Insurance	months @ \$	per month		
1002.	Mortgage Insurance	months @ \$	per month		
1003.	Rent Proration	months @ \$	per month		
1004.	Tax Proration	months @ \$	per month		
1005.	Assessments	months @ \$	per month		
1006.		months @ \$	per month		
1007.		months @ \$	per month		
1008.	Aggregate Escrow Adjustment	months @ \$	per month		
1100. TITLE CHARGES					
1101.	Buyer's Legal Fees	to The Woody Law Firm, LLC		4,250.00	
1102.	Seller's Legal Fees	to Buist Byars & Taylor			6,594.00
1103.	Lender's Legal Fees	to Womble Carlyle Sandridge & Rice		6,250.00	
1104.	Title Search	to Mike Rourke		250.00	
1105.	Title Insurance Binder	to The Woody Law Firm, LLC		125.00	
1106.	FedEx/Courier/Mail/Copies/Wire	to The Woody Law Firm, LLC		35.00	35.00
1107.	INCL	to First American Title Insurance Company		20.00	
	(includes above item numbers:)		
1108.	Title Insurance	to First Title & Abstract Co. Inc.	with endorsements	7,845.40	
	(includes above item numbers: 1109)		
1109.	Lender's Coverage	\$ 3,160,000.00	5,958.00		
1110.	Owner's Coverage	\$ 3,950,000.00	100.00		
1111.	Obtain & Record Releases	to The Woody Law Firm, LLC			15.00
1112.	UCC Search Reimb.	to The Woody Law Firm, LLC	Secretary of State	95.00	
1113.	Security Deposit Transfer	to Adcoq, LLC	Units 2A & 2C		21,858.58
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording Fees: Deed \$ 12.00 ; Mortgage \$ 32.00 ; Releases \$			44.00	
1202.	City/County Tax/Stamps: Deed ; Mortgage				
1203.	State Tax/Stamps: Deed 14,615.00; Mortgage				14,615.00
1204.	Record ALRP	to Charleston County RMC		13.00	
1205.	Record UCC	to Charleston County RMC		10.00	
1300. ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey	to			
1302.	Pest Inspection	to			
1303.	Escrow For Uplift	to The Woody Law Firm, LLC	Long's Drugstore & Roper Expansion		325,000.00
1304.	Escrow for Exterior Repair	to The Woody Law Firm, LLC			100,000.00
1305.	Certificate of Existence Reimb	to The Woody Law Firm, LLC	SC Secretary to State	14.00	
1400.	TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			26,006.53	665,617.58

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.



 The Woody Law Firm, LLC
 Settlement Agent

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower: ADDCO, LLC
Seller: Tobias Medical Building, LLC
Lender: NBSC
Settlement Agent: The Woody Law Firm, LLC
(843)881-3700

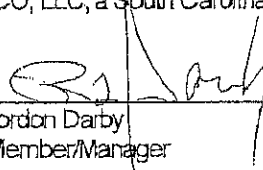
Place of Settlement: 622 Johnnie Dodds Blvd.
Mount Pleasant, SC 29464
Settlement Date: August 10, 2017
Property Location: 1481 Tobias Gadsden Blvd.
Charleston, SC 29407
Tract A-1, 1.608 acres
Medical Office Building
TMS No. 351-02-00-097
Charleston County, South Carolina

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.

Tobias Medical Building, LLC

BY: Todd P. Garrett
ITS: Authorized Member

ADDCO, LLC, a South Carolina limited liability company


BY: Gordon Darby
ITS: Member/Manager

To the best of my knowledge, the HUD-1 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.


The Woody Law Firm, LLC
Settlement Agent


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

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