

Stewart Title of Austin, LLC901 S Mopac, Building III, Suite 100
Austin, TX 78746
(512) 472-9231File Number: 366951
Loan Amount: \$10,000,000.00
Sales Price: \$8,530,000.00
Close Date: 6/7/2019
Disbursement Date: 6/7/2019
Date Prepared: 6/7/2019 12:25:53 PM**BORROWER(S) CLOSING STATEMENT**Property: 850 E ANDERSON LANE
AUSTIN, TX 78752 (TRAVIS)Borrower(s): 850 EAL HOLDING CORPORATION, A TEXAS NONPROFIT CORPORATION
Attn: Lonnie Hendry, Jr
8314 Cross Park Dr
Austin, TX 78714Lender: Government Capital Corporation
345 Miron Dr, Southlake, TX 76092

Description	Debit	Credit
Deposits, Credits, Debits		
Contract sales price	\$8,530,000.00	
Earnest Money from Travis Central Appraisal District, a political subdivision of the State of Texas		\$50,000.00
Independent Consideration		\$100.00
Prorations		
Unpaid Tenant Improvements \$5,787.83 to be POC by Seller to Jones Lang LaSalle for CM fees*	\$86,714.85	
County taxes 1/1/2019 to 6/7/2019 Based on 2019 Assessed Value of \$8,207,810		\$77,547.79
Prepaid Rent for 6/7 thru 6/30, July, August, & September		\$131,833.33
New Loans		
Principal amount of new loan		\$10,000,000.00
Lender Holdback to Government Capital Corporation	\$1,642,044.27	
Title Charges		
Lender's coverage \$8,530,000.00 Premium \$100.00 to Stewart Title of Austin, LLC	\$100.00	
Settlement or closing fee to Stewart Title of Austin, LLC	\$300.00	
TX Policy Guaranty Fee to Texas Title Policy Guaranty Fee - Austin	\$2.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$42.00	\$42.00	
Mortgage \$70.00	\$70.00	
Release \$58.00	\$58.00	
Recording Fee Assignment to Stewart Title of Austin, LLC	\$54.00	
Subordination to Stewart Title of Austin, LLC	\$58.00	
Recording fees: Assignment of Rights to Stewart Title of Austin, LLC	\$38.00	
Totals	\$10,259,481.12	\$10,259,481.12


Balance Due FROM Borrower: \$0.00

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. 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 income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

APPROVED AND ACCEPTED

BORROWER(S)

850 EAL HOLDING CORPORATION

By: 
Tom Buckle, Board Chairman