

REBAR MCCORDSVILLE II, LLC

INVOICE

TO: Town of McCordsville Redevelopment Commission

Invoice Number: 005
Invoice Date: 04/30/2023
Invoice Amount: \$5,845.48

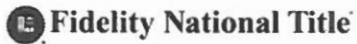
DESCRIPTION

AMOUNT

<u>Rebar Cost Code</u>	<u>Description</u>	<u>Current Amount Due</u>
	Carrying Costs (Land Acquisition Agreement)	\$5,845.48
Subtotal		\$5,845.48
TOTAL LUMP SUM		\$5,845.48



		LAND ACQUISITION COSTS				Interest		CARRYING COSTS			
Description		Beginning Balance	Draws	Payments	Ending Balance	Rate	Days	Beginning Balance	Interest	Payments	Ending Balance
11/22/2022	7691 N 600 W	449,915.78	-	-	449,915.78	5.00%	28	-	1,749.67	-	1,749.67
12/20/2022	7705 N 600 W	449,915.78	301,143.75	-	751,059.53	5.00%	-	1,749.67	-	-	1,749.67
12/20/2022	7717, 7735, 7739 N 600 W	751,059.53	645,856.71	-	1,396,916.24	5.00%	11	1,749.67	2,134.18	-	3,883.85
12/31/2022		1,396,916.24	-	-	1,396,916.24	5.00%	31	3,883.85	6,014.50	(3,883.85)	6,014.50
1/31/2023		1,396,916.24	-	-	1,396,916.24	5.00%	28	6,014.50	5,432.45	(6,014.50)	5,432.45
2/28/2023		1,396,916.24	-	-	1,396,916.24	5.00%	3	5,432.45	582.05	-	6,014.50
3/3/2023	Watts Moving Expenses, Per PA	1,396,916.24	3,000.00	-	1,399,916.24	5.00%	3	6,014.50	583.30	-	6,597.80
3/6/2023	Hammans Moving Expenses, Per PA	1,399,916.24	3,000.00	-	1,402,916.24	5.00%	25	6,597.80	4,871.24	-	11,469.04
3/31/2023		1,402,916.24	-	-	1,402,916.24	5.00%	30	11,469.04	5,845.48	-	17,314.52
4/30/2023		1,402,916.24	-	-	1,402,916.24	5.00%		-	-	-	-



Fidelity National Title Ins Co
135 N. Pennsylvania Street, Suite 1575A
Indianapolis, IN 46204
Phone: (317)615-2000 Fax: (317)633-6280

Buyer's Settlement Statement

Settlement Date: November 22, 2022
Disbursement Date: November 22, 2022
Order Number: 102200724
Escrow Officer: Daniel D Guynn, Jr
Buyer: Rebar McCordsville II, LLC, an Indiana limited liability company
Seller: George M. Hammans and Bonnie Hammans
7691 N 600 W
McCordsville, IN 46055
Lender:
Property: 7691 N 600 W
McCordsville, IN 46055
APN/Parcel ID: 30-01-25-201-003.000-018

	Buyer	
	Debit	Credit
Purchase Price		
Purchase Price	450,000.00	
Deposits		
Earnest Money		3,000.00
Title/Escrow Charges		
Insured Closing & Disbursement Fee to Fidelity National Title Ins Co	350.00	
Title Insurance Enforcement Fund Fee to Fidelity National Title Ins Co	5.00	
Owner's Policy Premium to Fidelity National Title Ins Co Coverage: \$450,000.00 Version: ALTA Owner's Policy 2006	967.50	
Fed-Ex Express Fee (B) Original Recorded Documents to Fidelity National Title Ins Co	22.19	
Recording Charges		
Recording Fee to Fidelity National Title Company, LLC	25.00	
Recording e-Filing Fee to Fidelity National Title Company, LLC	3.25	
Sales Disclosure Fee/ Transfer Fee to Fidelity National Title Company, LLC	30.00	
Taxes		
2022 Pay 2023 Tax Proration for Parcel No 30-01-25-201-003.000-018		2,724.66
Other Charges		
Survey to Central States Consulting, LLC	1,237.50	
Reimbursement for Earnest Money to Rebar Development	3,000.00	
Subtotals	455,640.44	5,724.66
Balance Due FROM Buyer		449,915.78
Totals	455,640.44	455,640.44

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Buyer's Settlement Statement

The undersigned hereby authorizes Title/Escrow Company to make expenditures and disbursements as shown above and approves same for payment. The undersigned acknowledge their respective approval and signify their respective understanding of the tax prorations as shown above.

BUYER

Rebar McCordsville II, LLC, an Indiana limited liability company

BY: _____


Shelby M. Bowen
Manager

Fidelity National Title Ins Co

BY: _____

Daniel D Guynn, Jr



Fidelity National Title Ins Co
135 N. Pennsylvania Street, Suite 1575A
Indianapolis, IN 46204
Phone: (317)615-2000 Fax: (317)633-6280

Buyer's Settlement Statement

Settlement Date: December 20, 2022
Disbursement Date: December 20, 2022
Order Number: 102200723
Escrow Officer: Daniel D Gwynn, Jr
Buyer: Rebar McCordsville II, LLC, an Indiana limited liability company
8700 North Street, Suite 120
Fishers, IN 46038
Seller: Richard Watts and Jacquelyn Watts
7705 N 600 W
McCordsville, IN 46055
Lender:
Property: 7705 N 600 W
McCordsville, IN 46055
APN/Parcel ID: 30-01-25-201-002.000-018

	Buyer	
	Debit	Credit
Purchase Price		
Purchase Price	300,000.00	
Deposits		
Earnest Money		2,000.00
Title/Escrow Charges		
Insured Closing & Disbursement Fee to Fidelity National Title Ins Co	700.00	
Owner's Policy Premium to Fidelity National Title Ins Co Coverage: \$300,000.00 Version: ALTA Owner's Policy 2006	645.00	
Risk Work Fee to Fidelity National Title Ins Co	750.00	
Fed-Ex Express Fee (B) Original Recorded Documents to Fidelity National Title Ins Co	22.19	
Recording Charges		
Recording Fee to Fidelity National Title Company, LLC	25.00	
Recording e-Filing Fee to Fidelity National Title Company, LLC	3.25	
Sales Disclosure Fee/ Transfer Fee to Fidelity National Title Company, LLC	30.00	
Taxes		
2022 Pay 2023 Tax Proration for Parcel No 30-01-25-201-002.000-018		1,031.69
Other Charges		
Reimbursement for Earnest Money to Rebar Development	2,000.00	
Subtotals	304,175.44	3,031.69
Balance Due FROM Buyer		301,143.75
Totals	304,175.44	304,175.44

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Buyer's Settlement Statement

The undersigned hereby authorizes Title/Escrow Company to make expenditures and disbursements as shown above and approves same for payment. The undersigned acknowledge their respective approval and signify their respective understanding of the tax prorations as shown above.

BUYER

Rebar McCordsville II, LLC, an Indiana limited liability company

BY: 

Shelby M. Bowen
Manager

Fidelity National Title Ins Co

BY: 

Daniel D Guynn, Jr



Fidelity National Title Ins Co
135 N. Pennsylvania Street, Suite 1575A
Indianapolis, IN 46204
Phone: (317)615-2000 Fax: (317)633-6280

Buyer's Settlement Statement

Settlement Date: December 20, 2022
Disbursement Date: December 20, 2022
Order Number: 102200727
Escrow Officer: Daniel D Guynn, Jr
Buyer: Rebar McCordsville II, LLC, an Indiana limited liability company
8700 North Street, Suite 120
Fishers, IN 46038
Seller: Long View, LLC, an Indiana limited liability company
736 S. Summerhaven Court
New Palestine, IN 46163
Lender:
Property: 7717 N 600 W
McCordsville, IN 46055
APN/Parcel ID: 30-01-25-200-002.001-018

7735 N 600 W
McCordsville, IN 46055
APN/Parcel ID: 30-01-25-200-002.001-018

7739 N 600 W
McCordsville, IN 46055
APN/Parcel ID: 30-01-25-200-009.000-018

	Buyer	
	Debit	Credit
Purchase Price		
Purchase Price	650,000.00	
Deposits		
Earnest Money		10,000.00
Additoinal Earnest Money		10,000.00
Title/Escrow Charges		
Insured Closing & Disbursement Fee to Fidelity National Title Ins Co	400.00	
Search, Exam, Copies to Fidelity National Title Ins Co	1,460.00	
Title Insurance Enforcement Fund Fee to Fidelity National Title Ins Co	5.00	
Owner's Policy Premium to Fidelity National Title Ins Co Coverage: \$650,000.00 Version: ALTA Owner's Policy 2006	1,007.50	
Pre Closing Update to Fidelity National Title Ins Co	150.00	
Fed-Ex Express Fee (B) Original Recorded Documents to Fidelity National Title Ins Co	22.19	
Recording Charges		
Recording Fee to Fidelity National Title Company, LLC	25.00	
Recording e-Filing Fee to Fidelity National Title Company, LLC	3.25	
Sales Disclosure Fee/ Transfer Fee to Fidelity National Title Company, LLC	50.00	

Buyer's Settlement Statement

	Buyer	
	Debit	Credit
Prorations/Adjustments		
Rent Proration (\$26.30 Per Diem * 28 Days)		736.40
Security Deposit Credits		700.00
Taxes		
2022 Pay 2023 Tax Proration for Parcel No 30-01-25-201-001.000-018		1,588.02
2022 Pay 2023 Tax Proration for Parcel No 30-01-25-200-002.001-018		2,239.86
2022 Pay 2023 Tax Proration for Parcel No 30-01-25-200-009.000-018		2,001.95
Other Charges		
Reimbursement for Earest Money to Rebar Development	20,000.00	
Subtotals	673,122.94	27,266.23
Balance Due FROM Buyer		645,856.71
Totals	673,122.94	673,122.94

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Buyer's Settlement Statement

The undersigned hereby authorizes Title/Escrow Company to make expenditures and disbursements as shown above and approves same for payment. The undersigned acknowledge their respective approval and signify their respective understanding of the tax prorations as shown above.

BUYER

Rebar McCordsville II, LLC, an Indiana limited liability company

BY: 

Shelby M. Bowen
Manager

Fidelity National Title Ins Co

BY: 

Daniel D Guynn, Jr

REAL ESTATE PURCHASE AGREEMENT

1. **PARTIES:** Richard & Jacquelyn Watts ("Seller") agrees to sell and convey to **Rebar McCordsville II, LLC**, an Indiana limited liability company, or its nominee ("Buyer"), and Buyer agrees to buy from Seller, the following property for the consideration and upon and subject to the terms, provisions and conditions hereinafter set forth ("Purchase Agreement")
2. **PROPERTY:** The property which is shown on Exhibit A and described on Exhibit B, each attached hereto and incorporated herein, being a tract of land and improvements owned by Seller located at 7705 N 600 W, Town of McCordsville, Hancock County, Indiana on approximately .321 acres, and all privileges, and appurtenances pertaining thereto, including any right, title and interest of Seller in and to easements, adjacent streets, alleys or rights-of-way (collectively called "Property").
3. **PRICE:** The purchase price (the "Purchase Price") shall be Three Hundred Thousand and 00/100 Dollars (\$300,000.00). The Purchase Price, payable at Closing, shall be payable in accordance with the terms and conditions stated in this Purchase Agreement. In addition to the Purchase Price, Buyer shall either pay Seller directly or reimburse Seller, within 30 days after Closing, for an amount up to a maximum of **\$3,000 for moving expenses**.
4. **EARNEST MONEY:** Two Thousand and 00/100 Dollars (\$2,000.00) to be applied to the Purchase Price at the Closing will be deposited as earnest money with Fidelity National Title, 135 N. Pennsylvania Street, Suite 1575A, Indianapolis, IN 46204, as Escrow Agent, within five (5) business days of execution of the Purchase Agreement by Seller and delivery to Buyer (the "Earnest Money"). If this Purchase Agreement is terminated by the Buyer, as specified herein, the Earnest Money shall be returned to the Buyer.
5. **CLOSING:** The closing of the sale of the Property (the "Closing") shall take place at the offices of Escrow Agent at a time chosen by Buyer on or before fifteen (15) days following the Approval Period as further defined in Section 20.
6. **POSSESSION:** The possession of the Property shall be delivered to Buyer no less than sixty (60) calendar days after Closing, in its present condition, unless Buyer and Seller agree in writing to an earlier date. Seller agrees to maintain the Property in good condition until possession is delivered to Buyer. Seller shall pay all utility, insurance, and maintenance costs during Seller's possession of the subject property.
7. **BUYER RESERVES THE RIGHT TO HAVE THE PROPERTY INSPECTED.** All inspections shall be made by Buyer, at its expense, within sixty (60) business days of execution of this Purchase Agreement by Seller (the "Inspection Period"). Buyer shall have the Inspection Period to conduct such studies, inspections and other examinations as it deems necessary (collectively "Examinations"). For this purpose, Seller agrees that Buyer and its agents and representatives may come on the Property, provided that Buyer shall be responsible for any damage to the Property done by Buyer, its representatives and agents, while conducting any such tests, studies or Examinations. Seller agrees to execute any documents reasonably requested by Buyer for any approvals or consents required by Buyer. Buyer shall have the right at any time within fifteen (15) days following the Inspection Period to terminate this Agreement for any reason, and upon such termination, the Earnest Money shall be returned to the Buyer.

REAL ESTATE PURCHASE AGREEMENT

1. **PARTIES:** George M & Bonnie Hammans ("Seller") agrees to sell and convey to **Rebar McCordsville II, LLC**, an Indiana limited liability company, or its nominee ("Buyer"), and Buyer agrees to buy from Seller, the following property for the consideration and upon and subject to the terms, provisions and conditions hereinafter set forth ("Purchase Agreement")
2. **PROPERTY:** The property which is shown on Exhibit A and described on Exhibit B, each attached hereto and incorporated herein, being a tract of land and improvements owned by Seller located at 7691 N 600 W, Town of McCordsville, Hancock County, Indiana on approximately .321 acres, and all privileges, and appurtenances pertaining thereto, including any right, title and interest of Seller in and to easements, adjacent streets, alleys or rights-of-way (collectively called "Property").
3. **PRICE:** The purchase price (the "Purchase Price") shall be Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00). The Purchase Price, payable at Closing, shall be payable in accordance with the terms and conditions stated in this Purchase Agreement. In addition to the Purchase Price, Buyer shall either pay Seller directly or reimburse Seller, within 30 days after Closing, for an amount up to a maximum of **\$3,000 for moving expenses**.
4. **EARNEST MONEY:** Three Thousand and 00/100 Dollars (\$3,000.00) to be applied to the Purchase Price at the Closing will be deposited as earnest money with Fidelity National Title, 135 N. Pennsylvania Street, Suite 1575A, Indianapolis, IN 46204, as Escrow Agent, within five (5) business days of execution of the Purchase Agreement by Seller and delivery to Buyer (the "Earnest Money"). If this Purchase Agreement is terminated by the Buyer, as specified herein, the Earnest Money shall be returned to the Buyer.
5. **CLOSING:** The closing of the sale of the Property (the "Closing") shall take place at the offices of Escrow Agent at a time chosen by Buyer on or before fifteen (15) days following the Approval Period as further defined in Section 20.
6. **POSSESSION:** The possession of the Property shall be delivered to Buyer no later than sixty (60) calendar days after Closing, in its present condition, but in no event sooner than December 1, 2022. Seller agrees to maintain the Property in good condition until possession is delivered to Buyer. Seller shall pay all utility costs during Seller's possession of the subject property.
7. **BUYER RESERVES THE RIGHT TO HAVE THE PROPERTY INSPECTED.** All inspections shall be made by Buyer, at its expense, within sixty (60) business days of execution of this Purchase Agreement by Seller (the "Inspection Period"). Buyer shall have the Inspection Period to conduct such studies, inspections and other examinations as it deems necessary (collectively "Examinations"). For this purpose, Seller agrees that Buyer and its agents and representatives may come on the Property, provided that Buyer shall be responsible for any damage to the Property done by Buyer, its representatives and agents, while conducting any such tests, studies or Examinations. Seller agrees to execute any documents reasonably requested by Buyer for any approvals or consents required by Buyer. Buyer shall have the right at any time within fifteen (15) days following the Inspection Period to terminate this Agreement for any reason, and upon such termination, the Earnest Money shall be returned to the Buyer. **Notwithstanding anything that is contained in**