

# REBAR MCCORDSVILLE II, LLC

## INVOICE

**TO: Town of McCordsville Redevelopment Commission**

Invoice Number: 003  
Invoice Date: 02/28/2023  
Invoice Amount: \$5,432.45

### DESCRIPTION

### AMOUNT

<u>Rebar Cost Code</u>	<u>Description</u>	<u>Current Amount Due</u>
	Carrying Costs (Land Acquisition Agreement)	\$5,432.45
Subtotal		\$5,432.45
<b>TOTAL LUMP SUM</b>		<b>\$5,432.45</b>



		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	-	11,446.95
2/28/2023		1,396,916.24	-	-	1,396,916.24	5.00%	-	11,446.95	-	-	11,446.95



**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
<b>Purchase Price</b>		
Purchase Price	450,000.00	
<b>Deposits</b>		
Earnest Money		3,000.00
<b>Title/Escrow Charges</b>		
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	
<b>Recording Charges</b>		
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	
<b>Taxes</b>		
2022 Pay 2023 Tax Proration for Parcel No 30-01-25-201-003.000-018		2,724.66
<b>Other Charges</b>		
Survey to Central States Consulting, LLC	1,237.50	
Reimbursement for Earnest Money to Rebar Development	3,000.00	
<b>Subtotals</b>	455,640.44	5,724.66
<b>Balance Due FROM Buyer</b>		<b>449,915.78</b>
<b>Totals</b>	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
<b>Purchase Price</b>		
Purchase Price	300,000.00	
<b>Deposits</b>		
Earnest Money		2,000.00
<b>Title/Escrow Charges</b>		
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	
<b>Recording Charges</b>		
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	
<b>Taxes</b>		
2022 Pay 2023 Tax Proration for Parcel No 30-01-25-201-002.000-018		1,031.69
<b>Other Charges</b>		
Reimbursement for Earnest Money to Rebar Development	2,000.00	
<b>Subtotals</b>	304,175.44	3,031.69
<b>Balance Due FROM Buyer</b>		<b>301,143.75</b>
<b>Totals</b>	304,175.44	304,175.44

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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
<b>Purchase Price</b>		
Purchase Price	650,000.00	
<b>Deposits</b>		
Earnest Money		10,000.00
Additoinal Earnest Money		10,000.00
<b>Title/Escrow Charges</b>		
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	
<b>Recording Charges</b>		
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
<b>Prorations/Adjustments</b>		
Rent Proration (\$26.30 Per Diem * 28 Days)		736.40
Security Deposit Credits		700.00
<b>Taxes</b>		
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
<b>Other Charges</b>		
Reimbursement for Earest Money to Rebar Development	20,000.00	
<b>Subtotals</b>	673,122.94	27,266.23
<b>Balance Due FROM Buyer</b>		<b>645,856.71</b>
<b>Totals</b>	673,122.94	673,122.94

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#### BUYER

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BY: 

Shelby M. Bowen  
Manager

Fidelity National Title Ins Co

BY: 

Daniel D Guynn, Jr