

Closing Statement

FILE NUMBER: 10064.001

NAME OF BUYER: City of North Miami Beach, a Florida municipal corporation
Address of Buyer: 17011 NE 19th Avenue, North Miami Beach, Florida 33162

NAME OF SELLER: Jiets Investments Corp, a Florida corporation
Address of Seller: 16501 NE 15th Avenue, North Miami Beach, Florida 33162

NAME OF LENDER:
Address of Lender:

PROPERTY LOCATION: 16501 NE 15th Avenue, North Miami Beach, Florida 33162

SETTLEMENT AGENT: Jennifer Levin, P.A.
Place of Settlement: 19380 Collins Avenue, Suite 1120, Sunny Isles Beach, Florida 33160

SETTLEMENT DATE: 1/18/22

DISBURSEMENT DATE: 1/18/22

BUYER CHARGES:	P.O.C.:	Amount:
Contract sales price		\$1,950,000.00
Settlement or closing fee (Jennifer Levin, P.A.)		\$350.00
Title Insurance (Old Republic Nat. Title/Jennifer Levin, P.A.)		\$7,450.00
Recording fees (Simplifile for Clerk of Circuit Court)		\$18.50
Surveyor's Affidavit (Simplifile for Clerk of Circuit Court)		\$35.50
Simplifile recording charges (Simplifile for Clerk of Circuit Court)		\$9.50
Survey, Elev. Cert. and Affidavit (Target Surveying, LLC)		\$1,300.00
Contract Assignment Fee (WW OGP 45, LLC)	\$150,000.00	\$150,000.00
	Total Charges:	\$2,109,163.50

BUYER CREDITS:		Amount:
Deposit or earnest money		\$125,000.00
County Taxes 2022 (Jan 1, 2022 to Jan 18, 2022)		\$939.89
	Total Credits:	\$125,939.89

Cash due from buyer: \$1,983,223.61

SELLER CREDITS:		Amount:
Contract sales price		\$1,950,000.00
	Total Credits:	\$1,950,000.00

SELLER CHARGES:		Amount:
County Taxes 2022 (Jan 1, 2022 to Jan 18, 2022)		\$939.89
Commission paid at settlement \$117000.00 commission paid to (Jones Lang LaSalle)		\$117,000.00
Settlement or closing fee (Jennifer Levin, P.A.)		\$100.00
Abstract or title search (Attorneys' Title Fund Services, LLC)		\$300.00
City/county tax/stamps (Simplifile for Clerk of Circuit Court)		\$8,775.00
State tax/stamps (Simplifile for Clerk of Circuit Court)		\$11,700.00
Business Tax #3231511 (Miami-Dade County Tax Collector)		\$56.25
Attorneys Fees (Ritter, Zaretsky, Lieber & Jaime, LLP)		\$7,500.00
Corporate Documents (Ritter, Zaretsky, Lieber & Jaime, LLP)		\$50.00
	Total Charges:	\$146,421.14

Cash due to seller: \$1,803,578.86

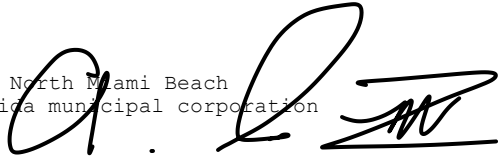
Buyer

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THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

City of North Miami Beach
a Florida municipal corporation

By: 
Arthur H. Sorey, III
City Manager

(Corporate Seal)

Seller

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Jiets Investments Corp
a Florida corporation

By: _____
Therese (Tova) Polkowski Erez
President

(Corporate Seal)

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City Manager

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Jiets Investments Corp
a Florida corporation

By: T. Erez Polkowski
Therese (Tova) Polkowski Erez
President

(Corporate Seal)