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FINAL

Lake Pointe Center III & IV
DETAILED SOURCES AND USES SUMMARY

5-Nov-18
12:40 PM

Borrower Name: G&I IX MJW Lake Pointe III and IV LLC
Property Name: Lake Pointe Center III & IV

Management: M&J Wilkow Properties
Settlement Date: 05-Nov-18

SOURCES OF CASH:

Loan Proceeds	$13,815,000.00	
Good Faith Deposit Received	$70,000.00	
Rate Lock Deposits Received	$0.00	
Margin Call Deposit Received	$0.00	
Commitment Fee Received	$0.00	
Future Funds Available	($2,340,000.00)	
NAP	$0.00	
NAP	$0.00	
TOTAL SOURCES OF CASH		$11,545,000.00

USES OF CASH:

I.	FEES, EXPENSES & DEPOSITS		
	Commitment Fee	$89,797.50	
	Rate Lock Fee	$0.00	
	Margin Due at Closing	$0.00	
	Lender's Disbursements	$1,993.26	
	Initial Stub Interest Payment	$0.00	
	Processing Fee	$5,000.00	
	NAP	$0.00	
	NAP	$0.00	
	Sub-Total		$96,790.76
II.	SERVICER ESCROWS/SUB-ACCOUNTS:		
	Monthly P&I Reserve (0 months)	$0.00	
	Real Estate Tax Reserve (1 month)	$36,305.08	
	Other R/E Tax Reserve (0 months)	$0.00	
	Insurance Reserve (0 months)	$0.00	
	Other Insurance Reserve (0 months)	$0.00	
	Recurring TI/LC Reserve (0 months)	$0.00	
	Recurring Replacement Reserve Escrow (0 months)	$0.00	
	Repair and Remediation Reserve	$0.00	
	Upfront TI/LC Reserve	$0.00	
	Environmental Deposit	$0.00	
	Upfront Replacement Reserves	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	Sub-Total		$36,305.08
III.	TITLE-RELATED EXPENSES:		
	Title Insurance	$225.00	
	Endorsements	$8,400.00	
	Closing/Escrow Fee	$375.00	
	Update Fee	$450.00	
	Title Search	$1,100.00	
	Recording Fee	$510.00	
	Survey	$0.00	
	Out of Pocket	$440.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	Sub-Total		$11,500.00
IV.	DUE DILIGENCE AND TRANSACTION EXPENSES:		
	Accounting Fee	$0.00	
	Appraisal Fee	$6,300.00	
	Environmental Fees	$3,350.00	
	Engineering Fees	$4,650.00	
	Insurance Payment	$0.00	
	Mortgage Broker Fee	$0.00	
	Additional Broker Fee	$0.00	
	Lender's Legal Fee	$85,000.00	
	Borrower's Legal Fee	$135,000.00	
	Insurance Services	$1,250.00	
	Credit Report Fee	$0.00	
	Zoning Report Fee	$1,095.00	
	Wooden McLaughlin LLP	$4,500.00	
	Winston & Strawn (Environmental Review)	$985.00	
	Cripe (ALTA)	$3,500.00	
	TEC (Elevator Consulting)	$2,600.00	
	Kennedy (Engineering Elevator)	$1,200.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	Sub-Total		$249,430.00
V.	PAYOFFS		
	Lake Pointe Fee Owner, LLC	$17,000,000.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	NAP	$0.00	
	Sub-Total		$17,000,000.00
	TOTAL EXPENSES		$17,394,025.84
VI.	BORROWER AVAILABLE/ (REQUIRED) FUNDS		($5,849,025.84)
VII.	Net Proceeds to Title Company		$11,411,904.16
VIII.	Net Proceeds to Servicer		$36,305.08

Reserve Calculations

Initial Stub Interest Payment:	
Loan Amount:	$13,815,000
Number of Accrued Days:	0.0
Interest Rate:	4.3750%
Initial Stub Interest Payment:	$0.00
Monthly P&I Reserve:	
Loan Amount:	$13,815,000
Amortization Term:	0.0
Interest Rate:	4.3750%
Monthly P&I Payment:	0.00
Number of Months:	0.0
Monthly P&I Reserve:	0.00
General Real Estate Tax Reserve:	
Annual Tax Escrow:	$435,660.92
Monthly Tax Escrow:	$36,305.08
Number of Months:	1.0
Real Estate Tax Reserve:	$36,305.08
Other Real Estate Tax Reserve:	
Annual Tax Escrow:	$0.00
Monthly Tax Escrow:	$0.00
Number of Months:	0.0
Real Estate Tax Reserve:	$0.00
Insurance Reserve:	
Annual Insurance Escrow:	$0.00
Monthly Insurance Escrow:	$0.00
Number of Months:	0.0
Insurance Reserve:	$0.00
Other Insurance Reserve:	
Annual Insurance Escrow:	$0.00
Monthly Insurance Escrow:	$0.00
Number of Months:	0.0
Insurance Reserve:	$0.00
Recurring TI/LC Reserve:	
Annual Recurring TI/LC:	$0.00
Monthly Recurring TI/LC:	$0.00
Number of Months:	0.0
Recurring TI/LC Reserve:	$0.00
Recurring Replacement Reserve Escrow:	
Total Square Footage/Units:	168,091.00
Recurring R.R per SF/Unit:	$0.00
Annual Replacement Reserve	$0.00
Monthly Replacement Reserve	$0.00
Number of Months:	0.0
Recurring Replacement Reserve Escrow:	$0.00
Upfront Replacement Reserve	
Annual Recurring Reserve	$0.00
Monthly Recurring Reserve:	$0.00
Number of Months:	0.0
Upfront Reserve:	$0.00
Special Reserve (NAP)	
Special Reserve:	$0.00
Monthly Recurring Reserve:	$0.00
Number of Months:	0.0
Upfront Reserve:	$0.00
Special Reserve (NAP)	
Special Reserve:	$0.00
Monthly Recurring Reserve:	$0.00
Number of Months:	0.0
Upfront Reserve:	$0.00
Special Reserve (NAP)	
Special Reserve:	$0.00
Monthly Recurring Reserve:	$0.00
Number of Months:	0.0
Upfront Reserve:	$0.00
Special Reserve (NAP)	
Special Reserve:	$0.00
Monthly Recurring Reserve:	$0.00
Number of Months:	0.0
Upfront Reserve:	$0.00
Special Reserve (NAP)	
Special Reserve:	$0.00
Monthly Recurring Reserve:	$0.00
Number of Months:	0.0
Upfront Reserve:	$0.00
Special Reserve (NAP)	
Special Reserve:	$0.00
Monthly Recurring Reserve:	$0.00
Number of Months:	0.0
Upfront Reserve:	$0.00
Special Reserve (NAP)	
Special Reserve:	$0.00
Monthly Recurring Reserve:	$0.00
Number of Months:	0.0
Upfront Reserve:	$0.00

REVIEWED AND APPROVED:

By:

Name: DAVID GRAY, VP