

Newmark Title Services, LLC

1700 Post Oak Blvd, Suite 250
Houston, TX 77056
Phone: (713)425-5405 Fax: (646)304-6244

Final Settlement Statement

Settlement Date: July 30, 2025
Order Number: NTS-204363-SC
Escrow Officer: Lisa Famulare
Buyer: Shiv of BH, LLC
Blue Sea Hotels, LLC
Seller: The Beach House Golf and Racquet Club Homeowners Association, Inc., a South Carolina nonprofit corporation
Property: 6800 North Ocean Blvd
Myrtle Beach, SC 29572

Seller			Buyer	
Debit	Credit		Debit	Credit
		Purchase Price		
	3,360,000.00	Purchase Price	3,360,000.00	
		Deposit		
		Deposit or earnest money		336,000.00
		Prorations/Adjustments		
121,000.00		2024 Property Taxes (S) 365 days @ 331.506849 per day at \$121,000.00 (B) days @ 331.506849 per day at \$121,000.00 to Horry County Treasurer's office includes add'l interest		
60,807.67		2025 Estimated Property Taxes 210 days @ 289.560356 per day at \$105,689.53 01/01/25-07/29/25		60,807.67
		Title/Escrow Charges		
1,675.00		Settlement Fee to Newmark Title Services, LLC	1,675.00	
60.00		FedEx Fee. to Newmark Title Services, LLC	60.00	
		Patriot Search to Newmark Title Services, LLC	95.00	
		Bankruptcy Search to Newmark Title Services, LLC	95.00	
		Recording Service Charge to Newmark Title Services, LLC	200.00	
		ERecording Fee (B) to Newmark Title Services Recording	9.50	
7,581.60		Owner's Policy Premium to Newmark Title Services, LLC Coverage: \$3,360,000.00 Version: ALTA 2021 Owner's Policy		
		Commercial Bundled Endorsements to Newmark Title Services, LLC	3,790.80	
250.00		Mobile Notary to Newmark Title Services, LLC		

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Seller			Buyer	
Debit	Credit		Debit	Credit
		Title/Escrow Charges (continued)		
250.00		Tax Payment Processing Fee to Newmark Title Services, LLC		
		Recording Charges		
		Record Deed to Newmark Title Services Recording	30.00	
		Record TIC Agreement to Newmark Title Services Recording	60.00	
8,736.00		State Transfer Tax to Newmark Title Services Recording		
3,696.00		County Tax to Newmark Title Services Recording		
		Attorney Fees/Legal Fees		
		Buyer Attorney Fee to Burr & Forman LLP	6,000.00	
		Fees to Others		
168,000.00		Commission - Listing Broker to Matthews Real Estate Investment Services \$3,360,000.00 @ 5.0000% = \$168,000.00 Matthews Real Estate Investment Services		
160,000.00		Marketing Fee to Crexi Technologies, LLC		
1,008,000.00		30% Commission HPP to Holiday Property Partners, LLC		
8,625.00		15% to Brian Edlin Payment to Holiday Property Partners, LLC		
554,889.00		Loan Payoff to Association to Holiday Property Partners, LLC		
57,500.00		Legal Reimbursement to Holiday Property Partners, LLC		
43,500.00		Distribution Agent Fee to Global Point Closing Services		
49,000.00		GPCS Payment to Global Point Closing Services		
525,200.00		GPCS Commitment to Global Point Closing Services		
6,802.66		Mailing Cost to Holiday Property Partners, LLC		
2,175.00		Phase I reimbursement to Crexi Technologies, LLC		
2,800.00		PCA reimbursement to Crexi Technologies, LLC		
500.00		Deed Preparation to Burr & Forman LLP		
2,791,047.93	3,360,000.00	Subtotals	3,372,015.30	396,807.67
568,952.07		Balance Due FROM Buyer		2,975,207.63
3,360,000.00	3,360,000.00	Totals	3,372,015.30	3,372,015.30

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Final Settlement Statement
Signatures

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Newmark Title Services to cause the funds to be disbursed in accordance with this statement.

BUYER:

Blue Sea Hotels, LLC

BY: 

Amar Patel
Sole Member

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SELLER:

The Beach House Golf and Racquet Club Homeowners Association, Inc., a South Carolina nonprofit corporation

BY: 

Neal Leeper
Board President