

Members of the
NY and NJ Bar

Yuriy Moshes, ESQ
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CLOSING STATEMENT

Clients: Riley & Peters Corp (Crispin Adams & Marva Butters-Adams)

Date Closed: 4/19/2024 @ 11AM Title No: CTC-14062-K-2024

Closing at: 517 Brighton Beach Avenue, 2nd Floor, Brooklyn NY 11235

Seller: Riley & Peters Corp

Purchasers: Tong Jing Zhang & Qing Yan Zheng

Attorney for Purchasers: Yu Xie

Attorney for Seller: Yuriy Moshes

Premises: 780 Nostrand Avenue, Brooklyn, NY 11216

SETTLEMENT STATEMENT

CREDIT TO BUYER		CREDIT TO SELLER	
Down payment	\$50,000.00	Purchase Price	\$1,320,000.00
Security	\$5,390.00	RE Tax Credit \$2,437.00/90 x 73days	\$1976.67
April Rent 4/19-4/30 \$5,390.00/30 x 12 days.	\$2,156.00		
TOTAL CREDITS TO BUYER	\$57,546.00	TOTAL CREDITS TO SELLER	\$1,321,976.67
		TOTAL CREDITS TO BUYER	\$57,546.00
		BALANCE TO BE PAID	\$1,264,430.67
FEES PAID BY		BALANCE PAID FOR BUYERS' BY LENDER	
Legal Fee, Title Clearance, ACRIS/Deed Preparation and Escrow Fee to Law Office of Yuriy Moshes	\$3,850.00	Law Office of Yuriy Moshes as Attorney (Wire we will pay Realtor)	\$527,577.32
Water Escrow	\$1,000.00	Chase (Certified)	\$169,640.55
Riley & Peters Corp.	\$45,150.00	Chase (Certified)	\$392,594.15
		Chase (Certified)	\$107,949.24
		CTC Connect Title Agency, LLC (Escrow)	\$65,919.41
		Title Closer (Escrow)	\$750.00

Handwritten notes: 45,150 and 66,000

****We will pay Topnest 66,000.00 from wire received from buyer side, Seller NET Proceeds are \$506,727.32...Include duplicate original Satisfaction for HPD LP in package****

CTC Connect Title Agency, LLC

215-15 Northern Blvd., Bayside, NY 11361 • Phone No. 718-952-4660 • Fax No. 718-423-5373

Title No.: CTC-14062-K-2024
 Client: Yu Xie, Esq.
 Applicant: 2011 TQ NOSTRAND LLC
 Reference: 2011 TQ NOSTRAND LLC from Riley & Peters Corp
 Premises: 780 Nostrand Avenue, Brooklyn, NY 11216 Block 1247 Lot 45
 Owners: Riley & Peters Corp
 Buyers: 2011 TQ NOSTRAND LLC

TITLE CLOSING INVOICE

Closing Date: 04/19/2024 at 11:00 AM

CHARGE DESCRIPTION	BUYER(S)	SELLER(S)	LENDER(S)	TITLE POLICIES AND INFORMATION
Policy Premiums				<ul style="list-style-type: none"> • Fee Simple Policy for \$1,320,000.00 (Premium \$5,395.00) • Mortgage Policy for \$870,000.00 (Premium \$950.00) • State Special (Mansion) Tax 66.67% Taxable • Property Type is Commercial mixed use • NOTE: The Mortgage Tax reported herein is calculated at the maximum taxable amount. In the event the tax should be reduced by consolidation or exemption please notify this Company • Closer is Dennis Berkowsky • Underwriter: Old Republic National Title Insurance Company • + items are subject to NYS Sales Tax • Closing Location: Cathay Bank ISAOA/ATIMA 40-14 Main Street 4th Floor Flushing, NY 1945
Owners Policy Premium	\$5,395.00			
Loan Policy Premium	\$950.00			
Endorsements				
Loan Environmental Protection Lien NYC	\$50.00			
Loan Waiver of Arbitration Loan	\$50.00			
Loan Variable Rate (TIRSA-6)	\$50.00			
Recording Taxes				
Transfer Tax New York State (TP584)		\$5,280.00		
Transfer Tax Additional Transfer (Mansion) Tax	\$8,800.44			
Transfer Tax New York City (RPT)		\$34,650.00		
Mortgage Tax 1st Mortgage	\$24,360.00			
Recording Fees				
Deed	\$302.00			
Mortgage	\$117.00			
Satisfaction of judgment		\$50.00		
Assignment of Leases & Rents	\$67.00			
255 Affidavit	\$10.00			
Escrows				
Delinquent Taxes including 4th Qtr Tax due 4/1/24		\$19,882.24		
water Charges		\$325.00		
Emergency Repair +		\$234.96		
ECB Violation		\$5,401.36		
Other Charges				
Municipal - Commercial +	\$550.00			
Bankruptcy Search +	\$50.00			
Patriot Search +	\$50.00			

