



**First American Title Insurance Company**  
**National Commercial Services**

920 Fifth Avenue, Suite 1200 • Seattle, WA 98104

Office Phone: (206) 615-3150 Office Fax:

***Seller's Estimated Settlement Statement***  
***Amended: Thursday Jul 20, 2023 7:43 AM***

**File No:** NCS-1165843-WA1  
**Escrow Officer:** Karl M. Norambuena/KMN  
**Estimated Settlement Date:** 07/20/2023  
**Disbursement Date:**

**Property:**  
2004 Sierra Commons Road, Dickinson, ND 58601

**Buyer:**  
SIERRA RIDGE ICG LLC  
901 Fifth Avenue, Suite 4100, Seattle, WA 98164

**Seller:**  
S & B Dickinson Apartments I, LLC  
3900 Edison Lakes Parkway, Suite 201, Mishawaka, IN  
46546-2008

Description	Seller Charge	Seller Credit
<b>Consideration</b>		
<b>Total Consideration</b>		26,410,000.00
<b>Adjustments</b>		
Prepaid Rent	15,023.28	
RUBS		13,778.77
Contract Expenses		3,555.57
Assign Tenant Security Deposits	175,115.00	
Door Access System	46,149.77	
<b>Prorations</b>		
Collected Rental Income 07/20/23 to 08/01/23 @\$275,379.50/mo	106,598.52	
County Taxes - 2023 (EST) 01/01/23 to 07/20/23 @\$323,006.42/yr	176,989.82	
<b>Commission</b>		
<b>Broker: CBRE</b>		
Real Estate Commission	198,075.00	
<b>Payoff Loan(s)</b>		
<b>Total to BOKFNA D/B/A Bank of Arkansas</b>	7,794,330.31	
Principal Balance	7,698,362.47	
Interest on Payoff Loan 07/11/23 to 07/20/23 @\$953.741572/day	9,537.42	
Interest to 7/10/23	9,537.42	
Prepayment Penalty	76,893.00	
<b>Title/Escrow Charges</b>		
Title - Title Examination to First American Title Insurance Co	750.00	
Title - Commitment Update to First American Title Insurance Co	250.00	
Title - Title Update Closing to First American Title Insurance Co	150.00	
Closing-Escrow Fee \$3,200.00 Sales Tax: \$328.00 to First American Title Insurance Company National Commercial Services	1,764.00	
Policy-Extended ALTA 2006 Owner's to First American Title Insurance Company National Commercial Services	26,046.00	
<b>Disbursements Paid</b>		
<b>Miscellaneous Disbursement</b>		
Administrative Service Fee to Sterling Group	30,000.00	
<b>Cash (X To) ( From) Seller</b>	17,856,092.64	
<b>Totals</b>	26,427,334.34	26,427,334.34

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PLEASE NOTE: A modification of money-transfer or disbursement instructions can be a red flag for Online Banking Fraud and could be a trap for the unwary. Should we knowingly receive such a modification, in the interest of prudence, we may consider it suspect and call a known and trusted phone number to verify its authenticity and accuracy. Your awareness and cooperation in taking appropriate steps to prevent fraud is greatly appreciated.

Notice – This Estimated Settlement Statement is subject to changes, corrections or additions at the time of final computation of Escrow Settlement Statement.

See Attached Signatures

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**Officer:** Karl M. Norambuena/KMN

**SELLER(S):**

S & B Dickinson Apartments I, LLC, a North  
Dakota limited liability company

By: 

Name: Lance A. Swank  
Title: Manager