

## ESTIMATED SETTLEMENT STATEMENT

**BUYER:**

MFV AZ, LLC  
 1753 E. Broadway Rd. Ste. 101-400  
 Tempe, AZ 85282

**SELLER:**

Steven A. Cooper  
 2241 W Campbell Ave.  
 Phoenix, AZ 85015

**PROPERTY:**

2241 W Campbell Ave.  
 Phoenix, AZ 85015

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	<b>\$627,966.90</b>	Sales Price of Property	<b>\$627,966.90</b>	
		Earnest Money Deposit		\$5,000.00
\$52,000.00		Seller Carryback Loan Amount		\$52,000.00
		<b>Prorations/Adjustments</b>		
\$523,966.90		Underlying Balance of Existing Loan (Property being purchased subject to)		\$523,966.90
		<b>Miscellaneous Charges</b>		
\$276.67		Prorated November rent		
\$500.00		Unit 1 Security Deposit		
\$500.00		Unit 4 Security Deposit		
\$15.00		Maricopa County Recording Fee for Warranty Deed	\$15.00	
\$15.00		Maricopa County Recording Fee for Deed of Trust	\$15.00	
		Attorneys' Fees to Fowler St. Clair, PLLC	\$3,000.00	
		Assignment Fee to Cashflow Properties LLC (\$21,000 minus \$1,500 for Seller's 1/2 of attorneys' fees)	\$19,500.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
<b>\$577,273.57</b>	<b>\$627,966.90</b>	<b>Subtotals</b>	<b>\$650,496.90</b>	<b>\$580,966.90</b>
		Due from Buyer		\$69,530.00
\$50,693.33		Due to Seller		
<b>\$627,966.60</b>	<b>\$627,966.90</b>	<b>Totals</b>	<b>\$650,496.90</b>	<b>\$650,496.90</b>

**SELLER:**

\_\_\_\_\_  
Steven A. Cooper

\_\_\_\_\_  
Date

**BUYER:**

**MFV AZ, LLC**, an Arizona limited liability company

By: \_\_\_\_\_  
Pace Morby, Authorized Representative

\_\_\_\_\_  
Date