

From: Ada Clapp <[REDACTED]>
To: Richard Joslin <[REDACTED]>
Cc: Brad Wechsler <[REDACTED]>, jeffrey E. <jeevacation@gmail.com>
Subject: FW: 101 Warren Street, Apt. 2350, New York New York
Sent: Friday, January 9, 2015 7:29:11 PM

As you requested earlier, below is an estimate of closing adjustments in connection with the sale of 101 Warren Street. The Closing is on January 15th at Noon. Eileen will be attending.

-Ada

From: Carroll, MaryBeth [mailto:[REDACTED]]
Sent: Thursday, January 08, 2015 6:32 PM
To: Ada Clapp; Eileen Alexanderson
Cc: McCormick, Katharine L
Subject: Re: 101 Warren Street, Apt. 2350, New York New York

Hi Ada and Eileen,

I attach the Financial Statement below for your perusal. Please note that is pending the review of Purchaser's counsel.

Feel free to contact me if you have any questions.

Regards,
MaryBeth

A. <u>Sale Price</u>	
Sale Price	\$ 4,350,000.00
Less: Downpayment	<u>-435,000.00</u>
Balance of Sale Price due Seller	\$ 3,915,000.00
B. <u>Adjustments</u>	
Due Seller for real estate taxes prepaid through 6/30/15 (167 days at \$46.62/day)	
\$7,785.54	
Due Seller for January common charges (\$1,869.45/31: 17 days x \$60.30)	
1,025.18	
Due Purchaser for January electric charge paid by Purchaser	<u>TBD</u>
Net adjustment due Seller: \$8,810.72 less electric	
Total Due Seller	
\$3,923,810.72	
C. <u>Payments Representing Total Due Seller</u>	
1. Bank Check of Purchaser payable to APO2 Declaration	\$3,922,785.54
2. Check of Purchaser payable to APO2 Declaration	1,025.18
3. Less: January electric charge paid by Purchaser	<u>TBD</u>
	\$3,923,810.72
D. <u>Closing Costs Paid By or on Behalf of Seller</u>	
1. Bank Check of Paul Weiss Rifkind Wharton & Garrison LLP Attorney Trust Account (

"Paul Weiss Account") payable to Riverside Abstract, LLC (NYC transfer tax)		\$61,987.50
2.	Bank Check of Paul Weiss Account payable to Riverside Abstract, LLC (NYS RP5217 filing fee) tax)	\$125.00
3.	Bank Check of Paul Weiss Account payable to Riverside Abstract, LLC (NYS transfer tax)	\$17,400.00
4.	Check of Paul Weiss Account payable to Douglas Elliman Real Estate (2.5% brokerage commission)	\$108,750.00
5.	Check of Paul Weiss Account payable to Keller Williams NYC (2.5% brokerage commission)	\$108,750.00
6.	Check of Paul Weiss Account payable to Mutual Abstract Corp. (ACRIS filing fees)	\$100.00

E. Release of Funds Held in Escrow

The down payment under the Contract of Sale plus interest in the aggregate amount of \$435,000.00 was released by the above-listed checks D.1-6 and a check in the amount of \$137,887.50 payable to APO2 Declaration. (interest tbd)

MaryBeth Carroll | Sr. Residential Real Estate Paralegal
Paul, Weiss, Rifkind, Wharton & Garrison LLP
 1285 Avenue of the Americas | New York, NY 10019-6064



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