

A. Settlement Statement		U.S. Department of Housing and Urban Development		OMB Approval No. 2502-0265	
B. Type of Loan					
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins 6. <input type="checkbox"/> Cash 7. <input checked="" type="checkbox"/> Other					
8. File Number 2025-522		9. Loan Number35133052		10. Mortgage Insurance Case Number	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.					
D. NAME AND ADDRESS OF BORROWER:		LC 2121 LLC 525 71st Street, Unit 546703, Miami Beach, FL 33141			
E. NAME AND ADDRESS OF SELLER:		75H LLC 7980 NW 71ST ST, Miami, FL 33166			
F. NAME AND ADDRESS OF LENDER:		Kiavi Funding, Inc. 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh PA 15212			
G. PROPERTY LOCATION:		2121 NW 64th Street Miami FL 33147			
H. SETTLEMENT AGENT		Independence Title, Inc. 4700 W Prospect Road, Suite 115, Fort Lauderdale FL 33309 (954) 335-9305			
PLACE OF SETTLEMENT		4700 W Prospect Road, Suite 115, Fort Lauderdale FL 33309			
I. SETTLEMENT DATE:		12/02/2025		DISBURSEMENT DATE	
				12/02/2025	
J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction		
100. Gross Amount Due From Borrower			400. Gross Amount Due To Seller		
101. Contract Sales Price		290,000.00		401. Contract Sales Price	
102. Personal Property				402. Personal Property	
103. Settlement charges to borrower (line 1400)		75,653.88		403.	
104.				404.	
105.				405.	
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/Town taxes				406. City/town taxes	
107. County taxes 12/02/2025 to 12/31/2025		32.51		407. County taxes 12/02/2025 to 12/31/2025	
108. Non-Advalorem Tax 12/02/2025 to 09/30/2026		583.34		408. Non-Advalorem Tax 12/02/2025 to 09/30/2026	
109.				409.	
110.				410.	
111.				411.	
112.				412.	
120. Gross Amount Due From Borrower		366,269.73		420. Gross Amount Due To Seller	
200. Amounts Paid By Or In Behalf Of Borrower			500. Reductions In Amount Due To Seller		
201. Deposit or earnest money		15,000.00		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		277,500.00		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to	
204.				504. 2025 Property Taxes	
205.				505.	
206.				506.	
207.				507.	
208.				508.	
209.				509.	
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/Town taxes				510. City/Town taxes	
211. County taxes				511. County taxes	
212. Assessments				512. Assessments	
213.				513.	
214.				514.	
215.				515.	
216.				516.	
217.				517.	
218.				518.	
219.				519.	
220. Total Paid By/For Borrower		292,500.00		520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower			600. Cash At Settlement From/To Seller		
301. Gross Amount due from borrower (line 120)		366,269.73		601. Gross Amount due to Seller (line 420)	
302. Less amounts paid by/for borrower (line 220)		292,500.00		602. Less reductions in amount due seller (line 520)	
303. CASH From BORROWER		73,769.73		603. CASH To SELLER	
				287,561.68	

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on December 2, 2025.

Borrower LC 2121 LLC, By: Eli Kagan, Manager

Seller 75H LLC, By: Big Works LLC, as Manager By: Germano Bacchetta, Manager

Seller 75H LLC, By: Barcelo Re Investments Inc., Manager By: Ronal Barcelo, Manager

L. SETTLEMENT CHARGES		
700. Total Real Estate Broker Fees	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:		
701.		
702.		
703. Commission paid at settlement		
704. Broker Compliance Fee		
705. Broker Compliance Fee		
706.		

800. Items Payable In connection with Loan			
801. Loan Origination Fee	to Kiavi Funding, Inc.	2,766.00	
802. Broker Fee	to Adler Capital LLC	5,532.00	
803. Broker Processing Fee	to Adler Capital LLC	500.00	
804. Service Fee	to Kiavi Funding, Inc.	1,499.00	
805. Construction Holdback	to Kiavi Funding, Inc.	59,100.00	
806.			
807.			
808.			

900. Items Required By Lender To Be Paid In Advance				
901. Interest from	From 12/02/2025	To 01/01/2026	30 days @ \$52.8040/day	1,584.13
902. Mortgage insurance premium				
903. Hazard Insurance premium				
904.				
905.				

1000. Reserves Deposited With Lender		
1001. Hazard Insurance		
1002. Mortgage Insurance		
1003. City property taxes		
1004. County Property Taxes		
1005. Annual assessments		
1006.		
1007.		
1008. Aggregate Adjustments		

1100. Title Charges		
1101.		
1102. Settlement or Closing Fee	to Independence Title, Inc.	1,000.00
1103.		
1104.		
1105.		
1106.		
1107. Attorney's fees		
1108. Title Insurance	to First American Title Insurance	1,229.50
1109. Lender's coverage \$277,500.00 @ \$ 159.50		
1110. Owner's coverage \$290,000.00 @ \$ 1,070.00		
1111.		
1112. Title Search	to First American Title Insurance	75.00
1113. Title Insurance Commission	to Independence Title, Inc. (860.65 POC)	

1200. Government Recording and Transfer Charges				
1201. Recording fees:	Deed \$18.50	Mortgage \$392.50	Releases	411.00
1202. City/county tax/stamps	Deed	Mortgage		
1203. State tax/stamps:	Deed \$1,740.00	Mortgage \$971.25		971.25
1204. Mortgage Intangible Tax			to Clerk of Court	555.00
1205. LLC Affidavit			to Clerk of Court	18.50
1206. E-recording Fee			to Simplifile / Independence Title, Inc.	19.00
1207. LLC Affidavit			to Clerk of Court	18.50

1300. Additional Settlement Charges		
1301. Utility Holdback	to Independence Title, Inc.	200.00
1302. Document Storage Fee	to Qualia II Sub LLC	25.00
1303. Lien Search	to PropLogix, LLC	350.00
1304. Intentionally Deleted		
1305. Intentionally Deleted		
1306. Intentionally Deleted		

1400. TOTAL SETTLEMENT CHARGES	75,653.88	1,940.00
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We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on December 2, 2025.

Borrower LC 2121 LLC, By: Eli Kagan, Manager

Seller 75H LLC, By: Big Works LLC, as Manager By: Germano Bacchetta, Manager

Seller 75H LLC, By: Barcelo Re Investments Inc., Manager By: Ronal Barcelo, Manager

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____

Date: _____

ADDENDUM TO HUD-1 SETTLEMENT STATEMENT

I have carefully reviewed the foregoing HUD-1 Settlement Statement and, to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

If this Settlement Statement contains any prorations for taxes based on an estimate, the undersigned agree to prorate such taxes between them upon the receipt of the actual tax bill. Should it become necessary for either party to enforce this provision, the prevailing party shall be entitled to reasonable attorney's fees and costs from the non-prevailing party.

Seller and Buyer recognize that unpaid utility bills for water and sewer services constitute unrecorded liens upon the property, and the parties further recognize that Settlement Agent does not issue title insurance to cover and pay for any such unpaid and unrecorded liens, nor does Settlement Agent assume any responsibility for the correctness of figures given by either the Seller or the political subdivision furnishing said utility services.

Seller and Buyer acknowledge that the account for water and sewer utility services serving the property has been checked prior to closing, and Seller represents that all payments on the account have been made and that the account is currently fully paid. In the event of error or oversight in the calculation of the utility bill, the Seller warrants and represents as a condition to survive this closing that any such unpaid utility account amounts shall be paid directly to the Buyer upon demand.

In consideration for Settlement Agent's services in closing this transaction, the undersigned agree, at the request of the Settlement Agent, to fully cooperate with Settlement Agent and to execute any documents necessary to correct typographical, clerical, and administrative errors on all closing documents. Should it become necessary for Settlement Agent to enforce this provision against any party, Settlement Agent shall be entitled to reasonable attorney's fees and costs from such party or parties.

SUBSTITUTION FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

SELLER(S):

BUYER(S):

75H LLC, By: Big Works LLC, as Manager By: Germano Bacchetta, Manager

LC 2121 LLC, By: Eli Kagan, Manager

75H LLC, By: Barcelo Re Investments Inc., Manager By: Ronal Barcelo, Manager

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement

Settlement Agent

Independence Title, Inc.

By: _____

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form.

Penalties upon conviction can include a fine and imprisonment. For details see: [Title 18 U.S. Code Section 1001 and Section 1010.](#)

HUD Settlement Statement Signatures

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement on **December 2, 2025**.

Borrower(s)

LC 2121 LLC

By: _____
Eli Kagan, Manager

Date

Seller(s)

75H LLC

75H LLC

By: _____
Big Works LLC, as Manager By: _____ Date _____
Germano Bacchetta, Manager

By: _____ Date _____
 Barcelo Re Investments Inc.,
 Manager By: Ronal Barcelo, Manager

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____ Date: _____