

## NCRA Headquarters Building Sale Reconciliation

On November 20, 2014, NCRA's headquarters was sold for \$5 million. With \$636,647.93 outstanding on the mortgage, and after commission and settlement charges, the net cash proceeds from the sale were \$4,225,882.86. The building was sold to Bognet Construction, NCRA's long-time tenant, through an investment company set up expressly for the purpose. Cresa Partners of Washington DC was the commercial real estate broker.

The following table outlines the settlement of the sale:

Contracted sales price	\$5,000,000.00
Refunded sublease review expenses	\$325.00
Gross due Seller	\$5,000,325.00
Reductions in amount due seller	
Settlement expenses	113,794.21
Loan payoff	635,647.93
Returned sublease deposit	25,000.00
Total reduction in amount due seller	\$774,442.14
Net proceeds to seller	\$4,225,882.86
Less proceeds to long-term reserves	\$2,600,000.00
Proceeds remaining in Operating account	\$1,625,882.86

A copy of the settlement statement and Investment statement are attached.

The net proceeds received from the sale of \$4,225,882.86 were deposited to NCRA's business operating account on 11/21/2014. From this amount, \$2,600,000 was transferred on December 16, 2014, into the Association's Reserve investment account held with Morgan Stanley's Graystone Consulting. The \$2,600,000, including any income and market value gains/losses, remains in the reserve account to this day. The balance of the net proceeds, (\$4,225,882.86 - \$2,600,000.00 =) \$1,625,882, remained in the association's business operating account. Those proceeds have been utilized to fund the Association's continuing operations since 2014.

# 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"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		14-9786				
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 information purposes and are not included in the totals. <small>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.</small>						TitleExpress Settlement System Printed 11/20/2014 at 12:09 EK	
D. NAME OF BORROWER: JB 8224 OLD COURTHOUSE LLC, a Virginia limited liability company							
ADDRESS:							
E. NAME OF SELLER: NATIONAL COURT REPORTERS ASSOCIATION, a District of Columbia non-profit Corporation							
ADDRESS: 8224 Old Courthouse Road, Vienna, VA 22182							
F. NAME OF LENDER: Cardinal Bank							
ADDRESS: 8270 Greensboro Drive, Suite 500, McLean, VA 22102							
G. PROPERTY ADDRESS: 8224-8220 Old Courthouse Road, Vienna, VA 22182							
Lots 88 & 90							
H. SETTLEMENT AGENT: KVS TITLE, LLC, Phone: (301) 605-1420; Fax: (301) 605-1413							
PLACE OF SETTLEMENT: 7200 Wisconsin Avenue, #903, Bethesda, MD 20814							
I. SETTLEMENT DATE: 11/20/2014							
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	5,000,000.00			401. Contract sales price	5,000,000.00		
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)	207,683.13			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				407. County taxes			
108. Assessments				408. Assessments			
109.				409.			
110. Sublease Review Expense	325.00			410. Sublease Review Expense	325.00		
111.				411.			
112.				412.			
120. GROSS AMOUNT DUE FROM BORROWER	5,208,008.13			420. GROSS AMOUNT DUE TO SELLER	5,000,325.00		
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER				500. REDUCTIONS IN AMOUNT DUE TO SELLER			
201. Deposit or earnest money	266,250.00			501. Excess Deposit (see instructions)			
202. Amount of Loan \$4,320,000.00				502. Settlement charges to seller (line 1400)	113,794.21		
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204.				504. Payoff:0006082328	635,647.93		
				SunTrust			
205. Loan Advance	3,520,000.00			505. Payoff of second mortgage loan			
Cardinal Bank							
206.				506. Sublease Security Deposit	25,000.00		
				Bognet Construction Associate			
207.				507.			
208.				508.			
209. Lender Credit	2,587.25			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. County Taxes				513. County Taxes			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. TOTAL PAID BY/FOR BORROWER	3,788,837.25			520. TOTAL REDUCTION AMOUNT DUE SELLER	774,442.14		
300. CASH AT SETTLEMENT FROM OR TO BORROWER				600. CASH AT SETTLEMENT TO OR FROM SELLER			
301. Gross amount due from borrower (line 120)	5,208,008.13			601. Gross amount due to seller (line 420)	5,000,325.00		
302. Less amounts paid by/for borrower (line 220)	3,788,837.25			602. Less reduction amount due seller (line 520)	774,442.14		
303. CASH FROM BORROWER	1,419,170.88			603. CASH TO SELLER	4,225,882.86		

L SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$5,000,000.00 = 225,000.00		
	Division of commission (line 700) as follows:		
701.	\$ 75,000.00 to Cresa Partners of Washington DC Inc.		
702.	\$ 150,000.00 to Cresa Partners of Washington DC Inc.		
703.	Commission paid at Settlement	150,000.00	75,000.00
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>			
801.	Loan Origination Fee %		
802.	Loan Discount %		
803.	Appraisal Fee to Cardinal Bank LR	3,500.00	
804.	Credit Report		
805.	Good Standing to Cardinal Bank LR	6.00	
806.	Flood Cert to Cardinal Bank LR	15.00	
807.	Loan Fee to Cardinal Bank LR	4,320.00	
808.	Appraisal Review to Cardinal Bank LR	490.00	
809.			
810.			
811.	Lender's Attorney's Fees to Keegan, DeVol & Clarke, PLC	2,656.25	
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>			
901.	Interest From to @ \$ /day		
902.	Mortgage Insurance Premium for 0 mont to		
903.	Hazard Insurance Premium for 0 mont to		
904.			
905.			
<b>1000. RESERVES DEPOSITED WITH LENDER FOR</b>			
1001.	Hazard Insurance mo. @ \$ /mo		
1002.	Mortgage Insurance mo. @ \$ /mo		
1003.	City Property Tax mo. @ \$ /mo		
1004.	County Property Tax mo. @ \$ /mo		
1005.	Annual Assessments mo. @ \$ /mo		
1009.	Aggregate Analysis Adjustment	0.00	0.00
<b>1100. TITLE CHARGES</b>			
1101.	Settlement or Closing Fee to KVS Title, LLC	500.00	500.00
1102.	Abstract or Title Search to SUMMIT TITLE GROUP	550.00	
1103.	Title Examination to KVS Title, LLC	750.00	
1104.	Title Insurance Binder to KVS Title, LLC	500.00	
1105.	Deed Preparation		
1106.	Courier Fees to KVS Title, LLC	50.00	50.00
1107.	Attorney's fees (includes above items No: )		
1108.	Title Insurance to Commonwealth Land Title Insurance Company (includes above items No: Basic/Reissue Rate Saved \$2,205.00 )	9,645.00	
1109.	Lender's Policy		
1110.	Owner's Policy 5,000,000.00 - 9,645.00		
1111.	Release Service to KVS Title, LLC		110.00
1112.	Processing Fee to KVS Title, LLC	150.00	150.00
1113.	Title Rundowns to TITLE RUNDOWN ESCROW	300.00	
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>			
1201.	Recording Fees Deed \$43.00 ; Mortgage \$ 56.00 ; Release \$	77.50	21.50
1202.	Local Recordation Tax Deed \$4,166.70 ; Mortgage \$ 3,600.03	5,683.38	2,083.35
1203.	State Recordation Tax Deed \$12,500.00 ; Mortgage \$ 10,800.00	17,050.00	6,250.00
1204.	Grantors Tax Deed \$5,000.00 ; Mortgage \$	2,500.00	2,500.00
1205.	Concession Relief Fee <del>3,500.00</del> ; Mortgage \$ ; Release \$	3,750.00	3,750.00
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>			
1301.	Survey #4141525 to Schools & Townsend, P.C.	3,800.00	
1302.	UCC Recordation Fee to Clerk of the Circuit Court	40.00	
1303.	Taxes 7/1/14-12/31/14 to Fairfax County, Virginia		14,874.42
1304.	Taxes 7/1/14-12/31/14 to Fairfax County, Virginia		8,504.94
1305.	Environmental Report to Property Solutions, Inc. (P.O.C.) 2,800.00 Buyer		
1306.	Mechanic's Lien to Commonwealth Land Title Insurance Company	500.00	
1307.	Mechanic's Lien Monitoring to Commonwealth Land Title Insurance Company	100.00	
1308.	Per Draw Endorsement Fee to Commonwealth Land Title Insurance Company	750.00	
1400.	<b>TOTAL SETTLEMENT CHARGES</b> (enter on lines 103, Section J and 502, Section K)	207,683.13	113,794.21

## Account Summary

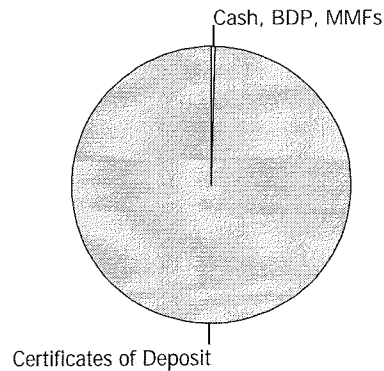
Active Assets Account

NATIONAL COURT REPORTERS ASSOC  
8224 OLD COURTHOUSE ROAD

### CHANGE IN VALUE OF YOUR ACCOUNTS (includes accrued interest)

	This Period (12/1/14-12/31/14)	This Year (1/1/14-12/31/14)
<b>TOTAL BEGINNING VALUE</b>	—	—
Credits	2,600,000.00	2,600,000.00
Debits	—	—
Security Transfers	—	—
<b>Net Credits/Debits/Transfers</b>	<b>\$2,600,000.00</b>	<b>\$2,600,000.00</b>
<b>Change in Value</b>	<b>(525.15)</b>	<b>(525.15)</b>
<b>TOTAL ENDING VALUE</b>	<b>\$2,599,474.85</b>	<b>\$2,599,474.85</b>

### ALLOCATION OF HOLDINGS



	Market Value	Percentage %
Cash, BDP, MMFs*	\$12,011.69	0.5
Certificates of Deposit ^	2,587,463.16	99.5
<b>TOTAL VALUE ^</b>	<b>\$2,599,474.85</b>	<b>100.0%</b>

This allocation represents holdings on a trade date basis, and projected settled Cash/BDP and MMF balances. These classifications are not intended to serve as a suitability analysis. \* FDIC rules apply and Bank Deposits are eligible for FDIC insurance but are not covered by SIPC. Cash and securities (including MMFs) are eligible for SIPC coverage. See Expanded Disclosures. ^ Includes Estimated Accrued Interest.