

PURCHASER'S STATEMENT

Date: September 24, 2018

GFNo: 180375TTX

Sale From: WS COLLEGE STATION JV, LLC, a Delaware limited liability company
c/o Wheelock Street Capital LLC
660 Steamboat Road, 3rd Floor
Greenwich, CT 06830

To: CS 125 Hospitality, LLC, a Texas limited liability company
251 O'Connor Ridge Boulevard, Suite 100
Irving, TX 75038

Property: The Courtyard College Station Hotel
3939 Highway 6 South
College Station, TX 77845

Purchase Price **\$11,000,000.00**

Plus: Charges

Lender Charges to Crossfirst Bank	\$460,770.00
Origination Fee (RE Loan)	\$39,009.00
Appraisal Review Fee	\$250.00
Appraisal Fee	\$4,500.00
Flood Determination	\$11.00
Capital Improvement Reserve	\$272,000.00
Tax Reserve	\$145,000.00
Senior Debt Financing Fee to Gentry Mills Capital	\$58,550.54
Legal Fees - Frederick C. Summers, PC	\$8,614.52
Professional Services - LSM Initiatives	\$12,087.50
Accounting/Report to Gentry Mills Capital	\$8,516.35
Legal Fees to West, Webb, Albritton & Gentry	\$2,827.50
Property and Terrorism Insurance to Arthur J. Gallagher Risk Management Services, Inc.	\$21,079.85
Title Insurance to Thomas Title & Escrow	\$15,703.85
Simultaneous w/OP	\$100.00
Survey Amendment OTP only End	\$6,999.15
REM OTP T-19.1 Amendment End	\$4,666.10
MSD OTP T-19.2 End	\$50.00
Access Endorsement	\$100.00
Contiguity Endorsement	\$100.00
Tax deletion(MTP & BINDER)End	\$20.00
Not yet due/pay (MTP & BIN)END	\$5.00
T19 Non-Res. Endorsement	\$3,463.60
Contiguity Endorsement	\$100.00
Access Endorsement	\$100.00
Title Related Fees & Expenses to Thomas Title & Escrow	\$1,054.50
Escrow Fee (1/2)	\$750.00
GARC Fee f/b/o State of Texas Guaranty Fund	\$4.50
Recording Fees-Estimated	\$300.00
Survey Fee to Red Plains Surveying Company	\$3,220.00
Legal Fees - Purchaser Counsel to Jackson Walker	\$59,600.00
Legal Fees - Lender (Bridge Loan) to Fishman Jackson Ronquillo PLLC	\$13,060.00
Search Fees to Capitol Services, Inc.	\$2,088.28
Legal Fees - Lender (RE Loan) to Fishman Jackson Ronquillo PLLC	\$26,530.00
Legal Fees to Baker & McKenzie LLP	\$15,750.00

Advisory Services to Compass Lodging Advisors, LLC	\$110,000.00
Deposit to Beverage Account to Courtyard by Marriott	\$2,500.00
Working Capital to Aimbridge	\$100,000.00
PRORATION OF INCOME AND EXPENSES	\$44,477.71
Contracts/Dues	\$103.34
Elevator Contract	\$123.00
Cable Contracts	\$458.45
Misc. Contracts	\$5,957.73
Accounts Receivable	\$35,525.35
Accounts Receivable	\$1,309.84
Banks/Cash	\$1,000.00
Reimbursement of Earnest Money to Gentry Mills Capital	\$450,000.00
Reimbursement of Franchise Fee to Gentry Mills Capital	\$175,000.00
Insurance Premiums to McGriff, Seibels & Williams, Inc.	\$6,902.00
Consulting Fees to Bluebonnet Consulting	\$2,557.98

Total Charges	\$1,600,890.58
Gross Amount Due By Purchaser	\$12,600,890.58

Less: Credits

PRORATION OF INCOME AND EXPENSES	\$148,228.24
Room Revenue Split	\$2,590.98
2018 Real Property Taxes	\$145,637.26
Loan Amount from Crossfirst Bank	\$7,801,730.00
EARNEST MONEY DEPOSITS	\$350,000.00
Earnest Money Deposit	\$110,000.00
Additional Earnest Money	\$240,000.00
Extension Deposit	\$100,000.00

Total Credits	\$8,399,958.24
Balance Due by Purchaser	<u>\$4,200,932.34</u>

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance proration and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Thomas Title & Escrow to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement

Thomas Title & Escrow

By

Traof Miller

CS 125 Hospitality, LLC, a Texas
limited liability company

By

William P. Glass, its Manager