

CLOSING STATEMENT

*This closing statement supercedes all previous closing statements.
Revised September 26, 2019 at 11:10 a.m.*

AUTUMN WOOD II LIMITED PARTNERSHIP**GP Interests Buyer:** Toledo Homes Main, LLC**GP Interests Seller:** MVAH Autumn Wood II, LLC and Preferred Properties Autumn Wood II, Inc.**LP Interest Buyer:** Toledo Homes Partner, LLC**LP Interest Seller:** Ohio Equity Fund for Housing Limited Partnership XIII**Lender:** North American Savings Bank, F.S.B.**Closing Date:** September 26, 2019**SELLER'S ADJUSTMENTS****Purchase Price:**

GP Interest - Preferred Properties Autumn Wood II, Inc.	\$	1.42	
GP Interest - MVAH Autumn Wood II, LLC	\$	1.58	
LP Interest - Ohio Equity Fund for Housing Limited Partnership XIII	\$	2,997.00	
Net Proceeds Due to Seller:			\$ 3,000.00

Seller Funds Available at Closing:

U.S. Bank			
Operating Reserve Account Balance	\$	121,343.21	
Replacement Reserve Account Balance	\$	201,198.60	
Total Reserve Account Balances:			\$ 322,541.81
Total Seller Funds Available at Closing:			\$ 325,541.81

Authorized Seller Disbursements:

Ohio Capital Corporation for Housing			
Disposition Fees	\$	24,321.00	
Fund Asset Management Fees	\$	25,126.00	
MVAH Autumn Wood II, LLC			
Partnership Asset Management Fees	\$	50,346.00	
Preferred Properties Autumn Wood II, Inc.			
Partnership Asset Management Fees	\$	27,789.00	
Autumn Wood II Limited Partnership			
Remaining Account Balances	\$	194,959.81	
Total Authorized Disbursements:			\$ 322,541.81
TOTAL PROCEEDS DUE TO SELLER:			\$ 3,000.00

BUYER'S ADJUSTMENTS**Purchase Price:**

GP Interest - Preferred Properties Autumn Wood II, Inc.	\$	1.42	
GP Interest - MVAH Autumn Wood II, LLC	\$	1.58	
LP Interest - Ohio Equity Fund for Housing Limited Partnership XIII	\$	2,997.00	
Total Purchase Price:			\$ 3,000.00

Authorized Disbursements:

U.S. Bank, National Association			
Payoff Autumn Wood II LP Loan (good thru 9/26/19)	\$	699,607.40	
Total Authorized Disbursements:			\$ 699,607.40
NET TOTAL DUE:			\$ 702,607.40

Funds Available at Closing:

Transfer From Autumn Wood I Funds Available	\$	728,683.30	
Earnest Money Deposit	\$	25,000.00	
Total Funds Available at Closing:			\$ 753,683.30
TOTAL FUNDS DUE TO BUYER AT CLOSING:			\$ 51,075.90

CLOSING STATEMENT

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The undersigned have carefully reviewed this 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 completed copy of pages 1 and 2 of this Settlement Statement.

SELLERS:

MVAH Autumn Wood II LLC,
an Ohio limited liability company,

By: MVAH Holding, LLC,
a Georgia limited liability company,
its Sole Member

By: 
Brian McCready, Authorized Signer

Preferred Properties Autumn Wood II, Inc.
an Ohio corporation

By: _____
Cheryl Wilson, Executive Director

Ohio Equity Fund for Housing Limited Partnership XIII
an Ohio limited partnership

By: Ohio Equity Fund, Inc.,
an Ohio nonprofit corporation,
its General Partner
By: 
John F. Kukura III, Chief Investment Officer

SETTLEMENT AGENT:

Star Title Agency LLC

By: _____
Name: _____
Title: _____

BUYERS:

Toledo Homes Main, LLC,
an Ohio limited liability company

By: Hartshire Investments LLC,
an Ohio limited liability company,
its Managing Member

By: _____
Jack Cornachio, Managing Member

Toledo Homes Partner, LLC,
an Ohio limited liability company

By: Hartshire Investments LLC,
an Ohio limited liability company,
its Managing Member

By: _____
Jack Cornachio, Managing Member

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SELLERS:

MVAH Autumn Wood II LLC,
an Ohio limited liability company,

By: MVAH Holding, LLC,
a Georgia limited liability company,
its Sole Member

By: 
Brian McCreedy, Authorized Signer

Preferred Properties Autumn Wood II, Inc.
an Ohio corporation

By: _____
Cheryl Wilson, Executive Director

Ohio Equity Fund for Housing Limited Partnership XIII
an Ohio limited partnership

By: Ohio Equity Fund, Inc.,
an Ohio nonprofit corporation,
its General Partner

By: _____
John F. Kukura III, Chief Investment Officer

BUYERS:

Toledo Homes Main, LLC,
an Ohio limited liability company

By: Hartshire Investments LLC,
an Ohio limited liability company,
its Managing Member

By: _____
Jack Cornachio, Managing Member

Toledo Homes Partner, LLC,
an Ohio limited liability company

By: Hartshire Investments LLC,
an Ohio limited liability company,
its Managing Member

By: _____
Jack Cornachio, Managing Member

SETTLEMENT AGENT:

Star Title Agency LLC

By: _____
Name: _____
Title: _____

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SELLERS:

MVAH Autumn Wood II LLC,
an Ohio limited liability company,

By: MVAH Holding, LLC,
a Georgia limited liability company,
its Sole Member

By: _____
Name: _____
Title: _____

Preferred Properties Autumn Wood II, Inc.
an Ohio corporation

By: Cheryl Wilson
Name: Cheryl Wilson
Title: Executive Director

Ohio Equity Fund for Housing Limited Partnership XIII
an Ohio limited partnership

By: Ohio Equity Fund, Inc.,
an Ohio nonprofit corporation,
its General Partner

By: _____
Name: _____
Title: _____

SETTLEMENT AGENT:

Star Title Agency LLC

By: _____
Name: _____
Title: _____

BUYERS:

Toledo Homes Main, LLC,
an Ohio limited liability company

By: Hartshire Investments LLC,
an Ohio limited liability company,
its Managing Member

By: _____
Name: _____
Title: _____

Toledo Homes Partner, LLC,
an Ohio limited liability company

By: Hartshire Investments LLC,
an Ohio limited liability company,
its Managing Member

By: _____
Name: _____
Title: _____

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SELLERS:

MVAH Autumn Wood II LLC,
an Ohio limited liability company,

By: MVAH Holding, LLC,
a Georgia limited liability company,
its Sole Member

By: _____
Brian McGeady, Authorized Signer

Preferred Properties Autumn Wood II, Inc.
an Ohio corporation

By: _____
Cheryl Wilson, Executive Director

Ohio Equity Fund for Housing Limited Partnership XIII
an Ohio limited partnership

By: Ohio Equity Fund, Inc.,
an Ohio nonprofit corporation,
its General Partner

By: _____
John F. Kukura III, Chief Investment Officer

SETTLEMENT AGENT:

Star Title Agency LLC

By: _____
Name: _____
Title: _____

BUYERS:


Toledo Homes Main, LLC,
an Ohio limited liability company

By: Hartshire Investments LLC,
an Ohio limited liability company,
its Managing Member

By: 
Jack Cornachio, Managing Member

Toledo Homes Partner, LLC,
an Ohio limited liability company

By: Hartshire Investments LLC,
an Ohio limited liability company,
its Managing Member

By: 
Jack Cornachio, Managing Member

CLOSING STATEMENT

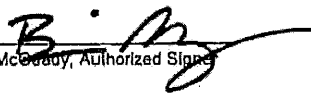
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SELLERS:

MVAH Autumn Wood II LLC,
an Ohio limited liability company,

By: MVAH Holding, LLC,
a Georgia limited liability company,
its Sole Member

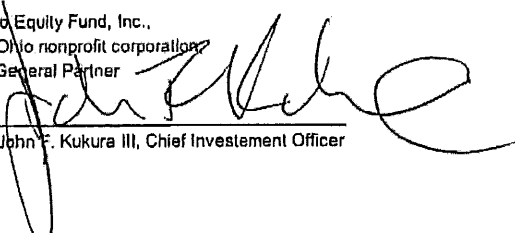
By: 
Brian McCreedy, Authorized Signer

Preferred Properties Autumn Wood II, Inc.
an Ohio corporation

By: _____
Cheryl Wilson, Executive Director

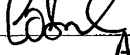
Ohio Equity Fund for Housing Limited Partnership XIII
an Ohio limited partnership

By: Ohio Equity Fund, Inc.,
an Ohio nonprofit corporation,
its General Partner

By: 
John F. Kukura III, Chief Investment Officer

SETTLEMENT AGENT:

Star Title Agency LLC

By: 
Name: Adam F. Smith
Title: EVP

BUYERS:

Toledo Homes Main, LLC,
an Ohio limited liability company

By: Hartshire Investments LLC,
an Ohio limited liability company,
its Managing Member

By: _____
Jack Cornachio, Managing Member

Toledo Homes Partner, LLC,
an Ohio limited liability company

By: Hartshire Investments LLC,
an Ohio limited liability company,
its Managing Member

By: _____
Jack Cornachio, Managing Member