

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ROME DIVISION**

IN RE:)	CHAPTER 11
)	
REGIONAL HOUSING & COMMUNITY SERVICES CORP., et al.,)	Jointly Administered Under
)	CASE NO. 21-41034-pwb
Debtors.)	
)	
)	

**REPORT OF SALE TO
LANDING OF COLUMBUS, LLC AND 6830 RIVER ROAD, LLC**

COME NOW the above-captioned debtors and debtors-in-possession (collectively, the “**Debtors**”)¹ by and through the undersigned counsel, in the above-styled jointly administered cases (collectively, the “**Case**”), and pursuant to Bankruptcy Rule 6004(f) hereby make and file this Report of Sale, showing as follows:

1.

On August 26, 2021 (the “**Petition Date**”), the Debtors each filed voluntary petitions for relief with the United States Bankruptcy Court for the Northern District of Georgia, Rome Division (the “**Court**”) under Chapter 11 of Title 11 of the United States Code (the “**Bankruptcy Code**”). The Debtors are authorized to operate their business as debtors in possession pursuant to Sections 1107(a) and 1108 of the Bankruptcy Code.

¹ The Debtors in these Chapter 11 cases include: Regional Housing & Community Services Corporation, RHCSC Columbus AL Holdings LLC, RHCSC Columbus Health Holdings LLC, RHCSC Douglas AL Holdings LLC, RHCSC Douglas Health Holdings LLC, RHCSC Gainesville AL Holdings LLC, RHCSC Gainesville Health Holdings LLC, RHCSC Montgomery I AL Holdings LLC, RHCSC Montgomery I Health Holdings LLC, RHCSC Montgomery II AL Holdings LLC, RHCSC Montgomery II Health Holdings LLC, RHCSC Rome AL Holdings LLC, RHCSC Rome Health Holdings LLC, RHCSC Savannah AL Holdings LLC, RHCSC Savannah Health Holdings LLC, RHCSC Social Circle AL Holdings LLC, and RHCSC Social Circle Health Holdings LLC.



214103425021000000000001

2.

No committee, trustee or examiner has been appointed in this Case. No request has been made for the appointment of a trustee or examiner.

3.

On August 5, 2022, the Court entered its *Order Establishing Notice and Objection Procedures With Respect to Debtors' Motion for Authority to Sell Assets Free and Clear of Liens, Claims, and Encumbrances* [Dkt. No. 173] (the “**Sales Procedures Order**”), which provided certain procedures for the Debtors to sell some or all of their assets.

4.

On January 24, 2025, the Debtors filed the *Notice of Filing Asset Purchase Agreement* [Dkt. No. 339], and on January 27, 2025, the Debtors filed the *Notice of Proposed Sale, Hearing and Deadline to Object (The Landings of Columbus)* [Dkt. No. 341], whereby, pursuant to the terms of the Sales Procedures Order, the Debtors provided notice of their intention to sell the assets of Debtors RHCSC Columbus AL Holdings LLC and RHCSC Columbus Health Holdings LLC (the “**Columbus Debtors**”) to Global Health Link and/or its designated affiliates. Global Health Link subsequently designated its affiliates Landing of Columbus, LLC and 6830 River Road, LLC as the buyers (collectively, the “**Buyer**”).

5.

On February 6, 2025, the Court entered its *Order (I) Approving the Sale of Certain of the Debtors' Assets Free and Clear of All Liens, Claims, Encumbrances, and Interests, (II) Authorizing the Assumption and Assignment of Contracts and Leases, and (III) Granting Related Relief* [Dkt. No. 343] (the “**Sale Order**”), which approved the sale of the assets of the Columbus Debtors to the Buyer.

6.

The transactions authorized by the Sale Order were closed effective as of 12:01 a.m. on February 7, 2025.

7.

Pursuant to the terms of the Sale Order, the sale proceeds were disbursed as follows:

- (i) \$107,500 to CWFS-REDS LLC as a Platform Fee;
- (ii) \$129,000 to SVN Toomey Property Advisors as a broker commission;
- (iii) \$15,000 to the Bond Trustee on account of fees and charges;
- (iv) \$75,000 to Greenberg Traurig, LLP as counsel to the Bond Trustee;
- (v) \$215,849 to the Columbus Debtors, which amount is reserved to fund certain operating administrative expenses of the Columbus Debtors;
- (vi) \$4,500 in customary closing costs; and
- (vii) \$1,710,551 to the DIP Lenders to be applied to the DIP Loan.

8.

A copy of the Closing Statement is attached hereto as Exhibit A.

This 10th day of February, 2025.

SCROGGINS, WILLIAMSON & RAY, P.C.

By: /s/ Ashley R. Ray

J. ROBERT WILLIAMSON
Georgia Bar No. 765214
ASHLEY REYNOLDS RAY
Georgia Bar No. 601559
MATTHEW W. LEVIN
Georgia Bar No. 448270

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Counsel for the Debtors

EXHIBIT A

Closing Statement

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.		2574108GA-C		

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 & Address of Borrower: SEE BUYER ADDENDUM	E. Name & Address of Seller: SEE SELLER ADDENDUM	F. Name & Address of Lender:
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G. Property Location: 6830 RIVER ROAD COLUMBUS, GA 31904 (MUSCOGEE) (181 025 068)	H. Settlement Agent WFG NATIONAL TITLE INSURANCE COMPANY 400 INTERNATIONAL PARKWAY, SUITE 160, LAKE MARY, FL 32746 Tax ID: 57-0575396
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I. Settlement Date / Disbursement Date 2/7/2025 / 2/7/2025

J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower	
101. Contract sales price	
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$113,495.00
104. Bid Price	\$2,150,000.00
105. Auction fee to CWFS REDS LLC	\$107,500.00
Adjustments for items paid by seller in advance	
106. City/town taxes (Paid)	
107. County taxes 2/7/2025 to 1/1/2026	
108. Assessments	
109.	
110.	
111.	
112.	

120. Gross Amount Due From Borrower	\$2,370,995.00
200. Amounts Paid By Or In Behalf Of Borrower	
201. Deposit or Earnest Money	\$225,750.00
202. Principal amount of new loan	
203. Existing loan taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower	\$225,750.00
300. Cash At Settlement From/To Borrower	
301. Gross Amount Due From Borrower (line 120)	\$2,370,995.00
302. Less Amounts Paid By/For Borrower (line 220)	\$225,750.00

303. Cash	<input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$2,145,245.00
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K. Summary of Seller's Transaction

400. Gross Amount Due To Seller	
401. Contract sales price	
402. Personal Property	
403.	
404. Bid Price	\$2,150,000.00
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes (Paid)	
407. County taxes 2/7/2025 to 1/1/2026	
408. Assessments	
409.	
410.	
411.	
412.	

420. Gross Amount Due To Seller	\$2,150,000.00
500. Reductions in Amount Due To Seller	
501. Excess deposit (see instructions)	
502. Settlement Charges to Seller (line 1400)	\$1,934,151.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. Earnest money retained by	
507. Disbursed as proceeds (\$225,750.00)	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	

520. Total Reduction Amount Due Seller	\$1,934,151.00
600. Cash At Settlement To/From Seller	
601. Gross Amount Due To Seller (line 420)	\$2,150,000.00
602. Less Deduction in Amt. Due To Seller (line 520)	\$1,934,151.00

603. Cash	<input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$215,849.00
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L. Settlement Charges		
700. Total Sales/Broker's Commission		
Division of Commission (line 700) as follows:		
701.	Paid From	Paid From
	Borrower's Funds	Seller's Funds
	at Settlement	at Settlement
702. Real Estate Commission to SVN Toomey Property Advisors		
703. Commission paid at Settlement		
704.		\$129,000.00
800. Items Payable in Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
900. Items Required By Lender To Be Paid in Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee to WFG National Title Insurance Company	\$600.00	\$600.00
1102. Abstract or title search to WFG National Title Insurance Company	\$1,001.00	
1103. Title examination		
1104. Owner's Title insurance binder		
1105. Document preparation		
1107. Attorney's fees		
(includes above item numbers:)		
1108. Title Insurance to - Lender's Coverage / WFG National Title Insurance Company - Owner's Coverage	\$7,910.00	
(includes above item numbers:)		
1109. Lender's coverage Premium to		
1110. Owner's coverage Premium to WFG National Title Insurance Company		
1114. Closing Coordination Fee to Crown Title Corporation		
1115. Attorney Fee to (NA) Parkway Law Group LLC	\$1,500.00	\$1,500.00
1116. Attorney Fee to (NA) Holland & Knight LLP	\$1,325.00	\$1,325.00
	\$100,000.00	
1200. Government Recording and Transfer Charges		
1201. See Addendum 1201	\$75.00	
1202. County tax/stamps: Deed ;Mortgage ;		
1203. State tax/stamps: Deed \$2,150.00;Mortgage ;	\$1,075.00	\$1,075.00
1204. City tax/stamps: Deed ;Mortgage ;		
1205. E-Recording Fee to WFG National Title Insurance Company	\$9.00	
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest Inspection		
1305. Disbursement Pursuant to Sale Order - Greenberg Traurig LLP		\$75,000.00
1306. Disbursement Pursuant to Sale Order - TSIFX		\$513,195.30
1307. Disbursement Pursuant to Sale Order - 503 CP Direct Muni Opp Fund LP		\$1,197,455.70
1308. Disbursement Pursuant to Sale Order - UMB Bank NA		\$15,000.00
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$113,495.00	\$1,934,151.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is 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.

BORROWERS

Landing of Columbus, LLC

By: AL O
Name: Abdullahi Omar
As Its: Chief Manager

6830 River Road, LLC

By: AP S
Name: Abdullahi Omar
Its: Chief Manager

SELLERS

RHCSC Columbus Health Holdings LLC, a Georgia limited liability company
By: REGIONAL HOUSING & COMMUNITY SERVICES CORP.
a California nonprofit corporation
Its: Sole Member

By: Katie S. Goodman
Chief Restructuring Officer

RHCSC Columbus AL Holdings LLC, a Georgia limited liability company

By: REGIONAL HOUSING & COMMUNITY SERVICES CORP.,
a California nonprofit corporation,
Its: Sole Member

By: Katie S. Goodman
Chief Restructuring Officer

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

Settlement Agent

MEL TAFT

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

Date

2/7/2025

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is 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.

BORROWERS

Landing of Columbus, LLC

By: _____
Name: _____
As Its: _____

6830 River Road, LLC

By: _____
Name: _____
Its: _____

SELLERS

RHCSC Columbus Health Holdings LLC, a Georgia limited liability company
By: REGIONAL HOUSING & COMMUNITY SERVICES CORP.,
a California nonprofit corporation

Its: Sole Officer Signed by:
By: Katie Goodman
Katie S. Goodman
Sole Officer

RHCSC Columbus AL Holdings LLC, a Georgia limited liability company

By: REGIONAL HOUSING & COMMUNITY SERVICES CORP.,
a California nonprofit corporation

Its: Sole Officer Signed by:
By: Katie Goodman
Katie S. Goodman
Sole Officer

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

Settlement Agent

MEL TAFT

Date

2/7/2025

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ACKNOWLEDGED BY THE TRUSTEE:

UMB Bank, N.A., as Trustee

By: Mark Heer
Mark Heer, Senior Vice President



Supplemental Page
HUD-1 Settlement Statement

Buyer Addendum

Buyer 1

LANDING OF COLUMBUS, LLC
2277 HIGHWAY 36W
SUITE 300
SAINT PAUL, MN 55113

Buyer 2

6830 RIVER ROAD, LLC
2277 HIGHWAY 36W
SUITE 300
SAINT PAUL, MN 55113

Seller Addendum

Seller 1

RHCSC COLUMBUS HEALTH HOLDINGS LLC, A GEORGIA LIMITED LIABILITY COMPANY
C/O KATIE S. GOODMAN CRO
2780 PEACHTREE ROAD, SUITE 502
ATLANTA, GA 30305

Seller 2

RHCSC COLUMBUS AL HOLDINGS LLC, A GEORGIA LIMITED LIABILITY COMPANY
C/O KATIE S. GOODMAN CRO
2780 PEACHTREE ROAD, SUITE 502
ATLANTA, GA 30305

Addendum for 1200. Government Recording and Transfer Charges

Addendum 1201	Buyer	Seller
a. Recording fees: Deed \$25.00	\$25.00	
b. Recording fees: Deed \$25.00; Mortgage Bankruptcy Court Order Approving Sale recording fee:	\$50.00	
Total:	\$75.00	\$0.00

CERTIFICATE OF SERVICE

This is to certify that I have on this day electronically filed the foregoing **Report of Sale to Landing of Columbus, LLC and 6830 River Road, LLC** using the Bankruptcy Court's Electronic Case Filing program, which sends a notice of this document and an accompanying link to this document to all parties who have appeared in this case under the Bankruptcy Court's Electronic Case Filing program.

This 10th day of February, 2025.

SCROGGINS, WILLIAMSON & RAY, P.C.

By: /s/ Ashley R. Ray

J. ROBERT WILLIAMSON
Georgia Bar No. 765214
ASHLEY REYNOLDS RAY
Georgia Bar No. 601559
MATTHEW W. LEVIN
Georgia Bar No. 448270

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