

In re:

ASSIGNMENT FOR BENEFIT OF CREDITORS
OF:

IN THE CIRCUIT COURT OF THE
ELEVENTH JUDICIAL CIRCUIT IN
AND FOR MIAMI-DADE COUNTY,
FLORIDA

PROPER BSD, LLC,

Assignor,

To:

NIR GAVRA,

Case No. 2023-018976-CA-01

Division: CA44

Assignee.

ASSIGNEE'S MOTION TO (A) APPROVE FINAL REPORT AND PROPOSED DISTRIBUTIONS; (B) APPROVE PAYMENT OF FEES AND COSTS TO THE ASSIGNEE AND TO THE ASSIGNEE'S PROFESSIONALS; (C) RELEASE ASSIGNEE'S BOND; AND (D) DISCHARGE ASSIGNEE AND CLOSE CASE

Assignee Nir Gavra (the "Assignee"), files this motion to (a) approve the Final Report attached as Exhibit A and all proposed distributions therein; (b) approve payment of fees and costs to the Assignee's professionals; (c) release the Assignee's bond; and (d) discharge the Assignee and close this case. In support of the requested relief, the Assignee states:

I. INTRODUCTION

The Assignee is pleased to report he has collected enough money to pay all allowed claims in full in this assignment for the benefit of creditors. Through this Motion, the Assignee seeks approval of the Final Report and authorization to make all distributions detailed therein.

II. BACKGROUND

1. On June 21, 2023, an assignment for the benefit of creditors was duly executed by the Assignor, Proper BSD, LLC (the "Assignor"), assigning all of its assets to the Assignee under Chapter 727 of the Florida Statutes.

2. On June 27, 2023 (the “Petition Date”), a Petition commencing this proceeding was filed with the Clerk of this Court.

III. ASSIGNEE’S FULFILLMENT OF STATUTORY DUTIES

Retention of Professionals

3. On August 18, 2023, this Court entered an Order (the “Professional Approval Order”) (Doc. 21) (a) authorizing the retention of Michael S. Hoffman, Esq. and HLA as the Assignee’s general counsel; (b) authorizing the retention of DSI as the Assignee’s financial advisor; and (c) approving the Assignee’s compensation, including fees at the hourly rate of \$150.00 plus 3.5% of total receipts in this case. The Professional Approval Order authorized the Assignee to pay compensation for services rendered from the estate’s funds upon notice to creditors under F.S. §727.111(4)

4. On November 13, 2023, the Court approved the Assignee’s retention of the law firm of E. Landau as counsel on matters of Israeli law (Doc. 30).

5. On February 13, 2025, the Court approved the substitution of Mr. Hoffman and his new law firm of Lessne Hoffman, PLLC (the “LH Firm”) as the Assignee’s general counsel.

6. The Assignee has also retained Michael Levy and Your Tax Consultants Financial Services as his certified public accountant. Mr. Levy has agreed to prepare tax returns for 2023, 2024, and 2025 for a flat fee of \$5,000 per year (\$15,000 total). By this Motion, the Assignee also seeks *nunc pro tunc* approval of Mr. Levy’s retention and approval of his compensation.

History of the Assignor

7. Before the Petition Date, the Assignor was controlled and operated by Moshe Mann (“Mann”) and Moshe Friedman (“Friedman”). Mann and Friedman raised money from over 100 Israeli individuals and businesses to invest in Florida real estate projects.

8. The investments were generally structured as follows: Israeli investors entered

partnership agreements with Mann and Friedman's Israeli based entity M.A.M Real Estate Initiation Investments, LTD ("MAM"). The partnerships gave the investor rights to profits and income generated from an identified real estate project in Florida. Friedman and Mann used the funds to acquire partial interests in Florida limited liability companies that owned and operated Florida real estate. The membership interests in these entities were held either by Mann individually or by a Florida entity owned by Mann named S T BSD, LLC ("ST BSD").

9. The partnerships then contracted with the Assignor under which the Assignor would manage the investors' interests and disburse profits and income. Upon receipt of funds, the Assignor would incur obligations to the Israeli partnerships.

10. In relevant part, Mann and Friedman used the Israeli investor funds to acquire interests in the following Florida limited liability companies (the "Florida LLCs"): BSD Viewmax, LLC, BSD 18, LLC, BSD Hallandale, LLC, BSD North Dixie, LLC, BSD North Federal, LLC, BSD Carter Park, LLC, BSD12 Hallandale, and BSD Madison, LLC.

11. The remaining interests in the Florida LLCs were held by entities or individuals associated with a Florida real broker and investor named Eli Ran ("Ran").

The Prepetition Settlement Agreement and Buyout Agreements

12. In 2021 disputes arose between Mann and Ran about the management of the Florida LLCs. Mann filed a series of lawsuits against Ran in Broward County Circuit Court.

13. On January 31, 2023, Mann, Ran and other interested parties entered into a Settlement Agreement and Full and Final Release of Claims (the "Settlement Agreement") to settle all disputed matters between them. Under the terms of the Settlement Agreement, the real estate owned by the Florida LLCs was to be sold and the proceeds to be distributed to Mann, ST BSD, Ran and the other equity partners according to an agreed formula. The Settlement Agreement

further resolved disputes related to the parties' capital contributions and loans and provided for payment of various management fees and commissions to Ran and Mann.

14. Following entry of the Settlement Agreement, the Mann and/or ST BSD received distributions on account of BSD Carter Park, LLC, BSD12 Hallandale, and BSD Madison, LLC.

15. In April 2023, Mann, ST BSD and Ran entered into a series of buyout agreements (the "Buyout Agreements") which revised the Settlement Agreement. Under the terms of the Buyout Agreements, the Mann and ST BSD sold their interests in BSD 18, LLC, BSD Hallandale, LLC, BSD North Dixie, LLC and BSD North Federal to Ran for an agreed payout to be distributed within 10 days after the sale of the real estate paid by BSD Viewmax, LLC. The payout amounts were determined based on appraisals of the real estate owned by each of the remaining Florida LLCs.

16. Following the completion of the Buyout Agreements, Mann and ST BSD had the rights to collect the following sums because of their interest in the remaining Florida, LLCs:

Entity Name	Membership Interest Holder	Amount to be Paid upon Sale of BSD Viewmax, LLC real estate:
BSD Viewmax, LLC	ST BSD	(a) 1% commission to Mann; (b) Repayment of \$1,473,000 capital account balance; (c) Repayment of \$200,000 loan to Mann (d) 49% of the net sales proceeds
BSD 18, LLC	Mann	\$665,000.00
BSD Hallandale, LLC	Mann	\$400,003.80
BSD North Dixie, LLC	Mann	\$461,844.09
BSD North Federal, LLC	ST BSD	\$936,923.95
BSD Fillmore, LLC	ST BSD	\$562,946.01

17. Before the Petition Date, the Mann and ST BSD's interests in BSD Carter Park, LLC, BSD Madison, LLC and BSD Hallandale¹², LLC were liquidated and certain partial distributions were issued.

The Israeli Litigation

18. In 2023, Israeli investors in BSD Fillmore and BSD North Federal filed lawsuits against Mann and Friedman in Israel. The Israeli court entered an Order directing that all proceeds attributable to BSD Fillmore (\$562,946.01) and a portion of the proceeds attributable to BSD North Federal (which the Assignee's Israeli counsel has calculated at \$281,077) should be held in escrow by the Israeli law firm of E. Landau (the "Fillmore and North Federal Order").

19. On June 27, 2023, Mann and ST BSD assigned all their interests in the Florida LLCs and all their rights to payment under the Settlement Agreement and the Buyout Agreements to the Assignor. These interests and rights became property of the assignment for the benefit of creditors estate upon the execution of the assignment to the Assignee. The interests were assigned subject to the Fillmore and North Federal Order.

20. Before the Petition Date, Grumer Law obtained a charging lien against Mann and ST BSD's interest in the Florida LLCs. Grumer Law had represented Mann and ST BSD in its Broward County Circuit Court litigation with Ran. The amount owed as of the Petition Date on the Grumer Law charging lien was \$125,356.67. After discussion with the Assignee, Grumer Law agreed not to increase the charging lien by adding post-petition fees, interest or costs.

21. The BSD Viewmax property sold in June 2024, and the Assignee received Mann and ST BSD's share of the proceeds.

Litigation Analysis

22. The Assignee has investigated and evaluated the non-cash assets of the estate, including potential causes of action. The Assignee specifically investigated avoidance actions and breach of fiduciary duty claims against the Assignor's officers and directors.

23. The Assignee determined, in the exercise of his business judgment, that no viable claims existed or that the cost of litigation would outweigh any potential recovery. Any remaining non-cash assets are of inconsequential value to the estate and the Assignee proposes to abandon same upon closing of this estate.

Claims Review

24. Under Fla. Stat. § 727.111(4), the Assignee is to distribute the assets of the estate in the following priority: (a) first to secured creditors holding perfected liens on assets of the estate, less the reasonable, necessary expenses of preserving or disposing of such collateral to the extent of any benefit to such creditors; and (b) second to payment of expenses incurred during the administration of the estate...including allowed fees and reimbursements of all expenses of the assignee and professional persons employed by the assignee. Any funds remaining after payment of the above are to be distributed to general unsecured creditors.

25. No secured claims were filed in this case other than the claim of Grumer, which has already been paid.

26. The Assignee received 127 proofs of claim, of which 120 were filed by Israeli investors (the "Israeli Creditor Claims").

27. After an extensive review of claims with his general counsel and his Israeli counsel, the Assignee filed nine omnibus claim objections to reduce, modify, or disallow various claims. Through these objections, the Assignee sought to reduce claims to reflect the amounts creditors

would have received had the Assignor fully performed under the relevant partnership agreements.

28. Since most of the properties sold at a loss, the amount of the Israeli investors' allowed claims is less than the amount of their original investments.

Administrative Claims

29. On January 29, 2025, the Court entered an Order Granting the Assignee's Motion for Approval of Interim Fees and Expenses (Doc. 57). The Order authorized the payment of the Assignee and his professionals' fees and costs through November 30, 2024.

30. The Assignee seeks approval of fees and expenses incurred from December 1, 2024, through case closure. The fees and costs requested are:

Professional	Hours	Total Fees	Total Costs	Total Fees and Costs
Hoffman, Larin & Agnetti, P.A.	8.0	\$3,272.00	\$0.00	\$3,272.00
Lessne Hoffman, PLLC	62.9	\$34,977.50	\$14.15	\$34,991.65
E. Landau	90.0	\$29,650.00 plus \$2,500 for projected future fees/costs	1,353.85	\$33,503.85
Assignee	148.0	\$23,700.00	\$0.00	\$23,700.00
Your Tax Consultants Financial Advisory	N/A (Flat Fee)	\$15,000.00	\$0.00	\$15,000.00
			TOTAL	\$110,467.50

31. Attached as Exhibit B are invoices and time records from the Assignee's professionals.

32. Additionally, the Assignee requests payment of his 3.5% of all receipts in accordance with the Professional Approval Order. The Assignee has collected a total of \$6,565,427.18, plus an additional \$221,884.09 in interest. The Assignee accordingly seeks approval of a fee of \$237,554.93.

REQUESTED RELIEF

Approval of Final Report and Proposed Distributions

33. As detailed in the Assignee's Final Report, the Assignee proposes to pay:

- All administrative claims in full;
- All allowed general unsecured claims in full; and
- A surplus distribution to the holders of allowed general unsecured claims. The surplus distribution will be paid pro rata to holders of allowed general unsecured claims. The Assignee proposes to distribute the existing surplus balance plus any additional interest collected to general unsecured creditors.

WHEREFORE, the Assignee requests the Court enter an Order (a) approving the Final Report and proposed distributions; (b) approving payment of fees and costs to the Assignee and the Assignee's professionals; (c) releasing the Assignee's bond; (d) discharging the Assignee and closing this case; and (e) granting such other relief as is deemed just and proper.

Dated: May 22, 2025

LESSNE HOFFMAN, PLLC
Counsel for the Assignee
100 S.E. 3rd Avenue, 10th Floor
Ft. Lauderdale, FL 33394
Phone: 954.372.5759
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By: /s/ Michael S. Hoffman
Michael S. Hoffman
Florida Bar No.41164

Exhibit A: Final Report

Name	Claim Amount and Payment Amount	Percentage of Claims	Additional Surplus Payment	Total Proposed Distribution
Ruth Cohen	\$19,000.00	0.3528%	\$1.37	\$19,001.37
Yishachar Dror	\$25,000.00	0.4642%	\$1.80	\$25,001.80
Lilach& Shalom Ginzburg	\$115,057.00	2.1364%	\$8.28	\$115,065.28
Yossi Brill	\$33,000.00	0.6128%	\$2.38	\$33,002.38
Ron Alon	\$25,614.00	0.4756%	\$1.84	\$25,615.84
Avner & Irit Phillip	\$27,250.00	0.5060%	\$1.96	\$27,251.96
Aliza Sasson	\$52,406.00	0.9731%	\$3.77	\$52,409.77
Mordechai Sasson	\$12,067.00	0.2241%	\$0.87	\$12,067.87
Gavriel Sasson	\$15,688.40	0.2913%	\$1.13	\$15,689.53
Tali& Gilad Resisi	\$26,336.00	0.4890%	\$1.90	\$26,337.90
Ofir Serusy	\$100,000.00	1.8569%	\$7.20	\$100,007.20
Asaf Schlezinger	\$75,000.00	1.3926%	\$5.40	\$75,005.40
Assaf Feldmar	\$79,962.00	1.4848%	\$5.76	\$79,967.76
Ofek Ashkenazy	\$28,041.00	0.5207%	\$2.02	\$28,043.02
Iris Ben Shahal	\$19,996.00	0.3713%	\$1.44	\$19,997.44
Yair Friedman	\$33,000.00	0.6128%	\$2.38	\$33,002.38
Tal Prihar	\$105,263.00	1.9546%	\$7.58	\$105,270.58
Avishalom	\$38,432.00	0.7136%	\$2.77	\$38,434.77
Nadav/Esther	\$31,000.00	0.5756%	\$2.23	\$31,002.23
Eitan Zalle	\$140,000.00	2.5996%	\$10.08	\$140,010.08
Tamar& Golan Yairi	\$104,210.00	1.9350%	\$7.50	\$104,217.50
Sara Kerner	\$39,000.00	0.7242%	\$2.81	\$39,002.81
Orit Shalom	\$40,879.00	0.7591%	\$2.94	\$40,881.94
Naftali Nevies	\$75,000.00	1.3926%	\$5.40	\$75,005.40
David Einhorn	\$75,000.00	1.3926%	\$5.40	\$75,005.40
Jacob Fivel	\$50,000.00	0.9284%	\$3.60	\$50,003.60
Elchanan Friedman	\$53,151.00	0.9869%	\$3.83	\$53,154.83
David Guibli	\$129,628.00	2.4070%	\$9.33	\$129,637.33
Amichai Braverman	\$27,500.00	0.5106%	\$1.98	\$27,501.98
Ella Ritvas Yaron	\$26,896.00	0.4994%	\$1.94	\$26,897.94
Nir Levi	\$93,800.00	1.7417%	\$6.75	\$93,806.75
Benny Levi	\$108,605.00	2.0166%	\$7.82	\$108,612.82
Malka Saada, a/k/a Malka Seadah	\$68,562.00	1.2731%	\$4.94	\$68,566.94
Moshe Buch	\$25,476.00	0.4731%	\$1.83	\$25,477.83
Roy Weisglass	\$27,000.00	0.5013%	\$1.94	\$27,001.94
Limor and Shmulik Zamir	\$30,000.00	0.5571%	\$2.16	\$30,002.16
Nadav Lev	\$18,492.71	0.3434%	\$1.33	\$18,494.04
Dvir Birger	\$3,698.54	0.0687%	\$0.27	\$3,698.81
Moshe Deckter	\$18,492.71	0.3434%	\$1.33	\$18,494.04
Daniel & Orly Zanzuri	\$10,497.18	0.1949%	\$0.76	\$10,497.94
Itay Morag	\$10,481.24	0.1946%	\$0.75	\$10,481.99
Or Tzion Gamliel	\$11,095.63	0.2060%	\$0.80	\$11,096.43
Diana Becker	\$10,619.79	0.1972%	\$0.76	\$10,620.55
Ofek Ashkenazy	\$20,817.26	0.3865%	\$1.50	\$20,818.76

Name	Claim Amount and Payment Amount	Percentage of Claims	Additional Surplus Payment	Total Proposed Distribution
David Aboudi a/k/a David Abudi	\$36,985.43	0.6868%	\$2.66	\$36,988.09
Dael Levy	\$18,911.87	0.3512%	\$1.36	\$18,913.23
Ori Shoshani	\$10,873.72	0.2019%	\$0.78	\$10,874.50
Gilad Rozenberg	\$6,336.74	0.1177%	\$0.46	\$6,337.20
Hagit& Harel Avrech	\$22,339.20	0.4148%	\$1.61	\$22,340.81
Elizabeth Becker, a/k/a Yelizabeta Beker	\$18,545.71	0.3444%	\$1.34	\$18,547.05
Natan Ben Zvi, a/k/a Natahn BenTzvi	\$15,746.79	0.2924%	\$1.13	\$15,747.92
Erez Levy, a/k/a Erez	\$15,819.61	0.2937%	\$1.14	\$15,820.75
Eli Mizrahi	\$37,577.43	0.6978%	\$2.70	\$37,580.13
Amnon & Aynat Schur	\$23,115.89	0.4292%	\$1.66	\$23,117.55
Kobi Boaron	\$8,765.55	0.1628%	\$0.63	\$8,766.18
Robert Rath, a/k/a	\$17,753.00	0.3296%	\$1.28	\$17,754.28
Gavriel Engel, a/k/a	\$25,821.46	0.4795%	\$1.86	\$25,823.32
Haim Dahan, a/k/a Chaim Dahan	\$29,588.34	0.5494%	\$2.13	\$29,590.47
Yosi Lechiani & Yaakov	\$12,607.59	0.2341%	\$0.91	\$12,608.50
Naomi Wertheimer	\$10,470.27	0.1944%	\$0.75	\$10,471.02
Yuval Shvartsman	\$5,547.81	0.1030%	\$0.40	\$5,548.21
Naama Meyer. a/k/a Na'ama Meir	\$36,615.57	0.6799%	\$2.64	\$36,618.21
Moshe Buch	\$18,600.31	0.3454%	\$1.34	\$18,601.65
Jacob Gat, a/k/a Yaakov	\$3,698.54	0.0687%	\$0.27	\$3,698.81
Alon Mano	\$13,747.67	0.2553%	\$0.99	\$13,748.66
Israel Gamliel	\$8,179.14	0.1519%	\$0.59	\$8,179.73
Ofek Ashkenazy	\$4,719.04	0.0876%	\$0.34	\$4,719.38
Yuval Manzura	\$27,025.95	0.5018%	\$1.95	\$27,027.90
Elizabeth Becker, a/k/a	\$8,669.89	0.1610%	\$0.62	\$8,670.51
Matanya Stein	\$5,724.75	0.1063%	\$0.41	\$5,725.16
Amnon & Aynat Schur	\$10,223.93	0.1898%	\$0.74	\$10,224.67
Meira & Shlomo	\$3,710.39	0.0689%	\$0.27	\$3,710.66
Naama Meyer	\$8,179.14	0.1519%	\$0.59	\$8,179.73
Talia (Sarah) Gordon	\$87,849.72	1.6312%	\$6.32	\$87,856.04
Iris Ben Shahal, a/k/a	\$19,663.70	0.3651%	\$1.42	\$19,665.12
Chaim Shtrobach	\$46,853.19	0.8700%	\$3.37	\$46,856.56
Tamar & Golan Yairi	\$58,566.48	1.0875%	\$4.22	\$58,570.70
Raanan Saad - Tristramit	\$43,924.86	0.8156%	\$3.16	\$43,928.02
Sarit Rahimi	\$31,066.59	0.5769%	\$2.24	\$31,068.83
Benny Levi	\$68,186.03	1.2661%	\$4.91	\$68,190.94
Edmondo Kindy, a/k/a	\$43,893.24	0.8150%	\$3.16	\$43,896.40
Assa Lizka, a/k/a Asa	\$37,538.80	0.6970%	\$2.70	\$37,541.50

Name	Claim Amount and Payment Amount	Percentage of Claims	Additional Surplus Payment	Total Proposed Distribution
Ehud Shirony a/k/a Ehud Shironi	\$37,538.80	0.6970%	\$2.70	\$37,541.50
Israel Gamliel, a/k/a Yisrael Gamliel	\$3,753.88	0.0697%	\$0.27	\$3,754.15
Or Tzion Gamliel	\$3,753.88	0.0697%	\$0.27	\$3,754.15
Ofir Oz	\$26,277.16	0.4879%	\$1.89	\$26,279.05
Erez Refaeli	\$18,769.40	0.3485%	\$1.35	\$18,770.75
Diana Becker	\$10,886.25	0.2021%	\$0.78	\$10,887.03
Asaf Schlezinger	\$5,602.67	0.1040%	\$0.40	\$5,603.07
Assaf Feldmar	\$54,781.88	1.0172%	\$3.94	\$54,785.82
Ehud Rabin	\$11,359.24	0.2109%	\$0.82	\$11,360.06
Ofek Ashkenazy	\$11,261.64	0.2091%	\$0.81	\$11,262.45
Oded Letzter	\$15,015.52	0.2788%	\$1.08	\$15,016.60
Zvi Gold, a/k/a Zviki Gold	\$9,384.70	0.1743%	\$0.68	\$9,385.38
Naomi Saporta Arad	\$37,538.80	0.6970%	\$2.70	\$37,541.50
Yair Friedman	\$6,247.58	0.1160%	\$0.45	\$6,248.03
Chen Ben Atar	\$18,769.40	0.3485%	\$1.35	\$18,770.75
Ricardo Cohen Hai, a/k/a Rikardo Cohen	\$24,400.22	0.4531%	\$1.76	\$24,401.98
Natalia Levitin	\$31,907.98	0.5925%	\$2.30	\$31,910.28
Eilon Elmalem, a/k/a Aylon Elmalem	\$24,400.22	0.4531%	\$1.76	\$24,401.98
Tamar & Golan Yairi a/k/a Tamar Yaeri	\$50,677.38	0.9410%	\$3.65	\$50,681.03
Sara Kerner, a/k/a Sarah	\$10,443.29	0.1939%	\$0.75	\$10,444.04
Sara Landsman Sikurel	\$40,984.49	0.7610%	\$2.95	\$40,987.44
David Einhorn	\$9,384.70	0.1743%	\$0.68	\$9,385.38
Elchanan Friedman	\$2,534.62	0.0471%	\$0.18	\$2,534.80
David Guibli, a/k/a	\$7,262.63	0.1349%	\$0.52	\$7,263.15
Lilach Shmuely	\$33,034.15	0.6134%	\$2.38	\$33,036.53
Amichai Braverman	\$7,132.37	0.1324%	\$0.51	\$7,132.88
Moshe Buch	\$9,384.70	0.1743%	\$0.68	\$9,385.38
Malka Saada, a/k/a Malka Seadah	\$75,077.61	1.3941%	\$5.40	\$75,083.01
Yosi Lechiani & Yaakov	\$10,510.86	0.1952%	\$0.76	\$10,511.62
Dafna Kurtz	\$51,281.34	0.9522%	\$3.69	\$51,285.03
Yuval Shvartsman	\$3,662.95	0.0680%	\$0.26	\$3,663.21
Zehava Newberger	\$10,439.42	0.1938%	\$0.75	\$10,440.17
Ariel Catane, a/k/a	\$7,325.91	0.1360%	\$0.53	\$7,326.44
Natan Ben Zvi, ak/a Nathan Ben-Zvi	\$9,157.38	0.1700%	\$0.66	\$9,158.04
Gavriel Sasson, a/k/a Gabby Sasson	\$17,932.53	0.3330%	\$1.29	\$17,933.82
Israel Gamliel, a/k/a Yisrael Gamliel	\$25,699.41	0.4772%	\$1.85	\$25,701.26

Name	Claim Amount and Payment Amount	Percentage of Claims	Additional Surplus Payment	Total Proposed Distribution
Vicky& Eran Stern	\$28,269.35	0.5249%	\$2.03	\$28,271.38
Ofek Ashkenazy	\$15,419.65	0.2863%	\$1.11	\$15,420.76
Yuval Manzura	\$30,239.98	0.5615%	\$2.18	\$30,242.16
Guy Twena, a/k/a Guy	\$35,255.99	0.6547%	\$2.54	\$35,258.53
Eran Mendelevitz, a/k/a Eran Mendlovitz	\$20,559.53	0.3818%	\$1.48	\$20,561.01
Meirav Bloch Jordano a/k/a Meirav Bloch	\$25,699.41	0.4772%	\$1.85	\$25,701.26
Sara Kerner	\$7,159.86	0.1329%	\$0.52	\$7,160.38
Orit Shalom	\$21,266.78	0.3949%	\$1.53	\$21,268.31
Michal Kirshenbaum	\$25,699.41	0.4772%	\$1.85	\$25,701.26
Elchanan Friedman	\$4,283.06	0.0795%	\$0.31	\$4,283.37
Amnon & Aynat Schur, a/k/a Amnon Schor	\$32,124.26	0.5965%	\$2.31	\$32,126.57
Shaul Bloch	\$25,699.41	0.4772%	\$1.85	\$25,701.26
Rachel and Mordechai Nevo, a/k/a Mutty Nevo	\$25,699.41	0.4772%	\$1.85	\$25,701.26
Naama Meyer, a/k/a Na'ama Meir	\$25,699.41	0.4772%	\$1.85	\$25,701.26
Eyal Fishel	\$14,489.33	0.2690%	\$1.04	\$14,490.37
Ovadia Dagan, a/k/a Ovadya Dagan	\$51,666.09	0.9594%	\$3.72	\$51,669.81
Avner & Irit Philip	\$14,266.77	0.2649%	\$1.03	\$14,267.80
Avinoam Dahan, a/k/a Avinoam Dehan	\$14,714.45	0.2732%	\$1.06	\$14,715.51
Alfred Thee, a/k/a Alfred	\$20,896.72	0.3880%	\$1.50	\$20,898.22
Amichai & Shiri Friedman, a/k/a	\$3,482.79	0.0647%	\$0.25	\$3,483.04
Ariel Catane, a/k/a Ari'el	\$13,931.15	0.2587%	\$1.00	\$13,932.15
Assaf Feldmar	\$20,886.13	0.3878%	\$1.50	\$20,887.63
Azriel Law Firm	\$72,705.55	1.3500%	\$5.23	\$72,710.78
Benjamin Krausz	\$20,896.72	0.3880%	\$1.50	\$20,898.22
Chaim Shtrobach	\$20,896.72	0.3880%	\$1.50	\$20,898.22
Doron Sabag	\$12,983.83	0.2411%	\$0.93	\$12,984.76
Dov, a/k/a Dubi & Daniella Lebel	\$20,896.72	0.3880%	\$1.50	\$20,898.22
Dvir Birger	\$6,965.57	0.1293%	\$0.50	\$6,966.07
Ehud Rabin	\$20,896.72	0.3880%	\$1.50	\$20,898.22
Elchanan Friedman	\$6,965.57	0.1293%	\$0.50	\$6,966.07
Elhanan Dreifuss, a/k/a Elchanan Dreifus	\$6,965.57	0.1293%	\$0.50	\$6,966.07
Elyada Barak	\$13,931.15	0.2587%	\$1.00	\$13,932.15
Gavriel Sasson, a/k/a Gabi Sasson	\$27,862.30	0.5174%	\$2.01	\$27,864.31

Name	Claim Amount and Payment Amount	Percentage of Claims	Additional Surplus Payment	Total Proposed Distribution
Israel Gamliel, a/k/a Yisrael Gamliel	\$2,848.36	0.0529%	\$0.21	\$2,848.57
Jacob Arian	\$6,965.57	0.1293%	\$0.50	\$6,966.07
Jacob Gat, a/k/a Yaakov	\$27,862.30	0.5174%	\$2.01	\$27,864.31
Lior Shemer	\$41,793.44	0.7760%	\$3.01	\$41,796.45
Matanya Stein	\$6,965.57	0.1293%	\$0.50	\$6,966.07
Meira and Shlomo Yammer, a/k/a Shlomi	\$6,319.75	0.1173%	\$0.45	\$6,320.20
Moria (Haim) Haiman, a/k/a Chaim Heuman	\$7,104.89	0.1319%	\$0.51	\$7,105.40
O Dagan Hafokot, a/k/a Ovadya Dagan	\$71,327.48	1.3244%	\$5.13	\$71,332.61
Omer Pessach	\$13,931.15	0.2587%	\$1.00	\$13,932.15
Or Tzion Gamliel	\$2,775.64	0.0515%	\$0.20	\$2,775.84
Orit Shalom	\$6,965.57	0.1293%	\$0.50	\$6,966.07
Orli Rozencwajg	\$9,722.83	0.1805%	\$0.70	\$9,723.53
Roi Maoz	\$6,965.57	0.1293%	\$0.50	\$6,966.07
Ron Alon	\$28,140.92	0.5225%	\$2.03	\$28,142.95
Roy Gazit, a/k/a Roi	\$22,289.84	0.4139%	\$1.60	\$22,291.44
Sara Kerner, a/k/a Sarah	\$3,956.45	0.0735%	\$0.28	\$3,956.73
Shlomi Eliyahu	\$33,434.75	0.6208%	\$2.41	\$33,437.16
Talia Gross	\$6,965.57	0.1293%	\$0.50	\$6,966.07
Tobi Rose, a/k/a Tobi	\$20,896.72	0.3880%	\$1.50	\$20,898.22
Yael Kleinburd Horwitz	\$20,896.72	0.3880%	\$1.50	\$20,898.22
Yair Friedman	\$3,482.79	0.0647%	\$0.25	\$3,483.04
Yonatan Bing, a/k/a Jonathan Bing	\$6,965.57	0.1293%	\$0.50	\$6,966.07
Yosi Lechiani & Yaakov	\$8,293.77	0.1540%	\$0.60	\$8,294.37
Yuval Shvartsman	\$6,965.57	0.1293%	\$0.50	\$6,966.07
Amichai & Shiri Friedman	\$50,000.00	0.9284%	\$3.60	\$50,003.60
Michael Csazsник-Shaked	\$50,000.00	0.9284%	\$3.60	\$50,003.60
Naomi Wertheimer	\$27,171.00	0.5045%	\$1.96	\$27,172.96
Moshe Buch	\$25,695.00	0.4771%	\$1.85	\$25,696.85
Dafna Kurtz	\$135,000.00	2.5067%	\$9.72	\$135,009.72
Elchanan Friedman	\$8,027.00	0.1490%	\$0.58	\$8,027.58
Moshe Freidman	\$150,000.00	2.7853%	\$10.80	\$150,010.80
Asher Tuval CPA	\$33,326.00	0.6188%	\$2.40	\$33,328.40
Azriel Law Firm	\$15,000.00	0.2785%	\$1.08	\$15,001.08
Eminance Group	\$90,000.00	1.6712%	\$6.48	\$90,006.48
TOTAL	\$5,385,463.91		\$387.67	\$5,385,851.58

TOTAL FUNDS ON HAND (as of May 6, 2025)	\$6,577,897.32
Administrative Expenses	
Hoffman, Larin & Agnetti	\$3,272.00
Lessne Hoffman, PLLC	\$34,991.95
E. Landau	\$33,503.85
Assignee (Hours)	\$23,700.00
Assignee (Percentage)	\$237,554.93
Levy (CPA)	\$15,000.00
Total	\$348,022.73
Distributions to E. Landau Trust Account per Israeli Court Order	
BSD Fillmore	\$562,946.01
BSD North Federal	\$281,077.00
Total	\$844,023.01
Distribution to General Unsecured Creditors	\$5,385,851.58
Balance	\$0.00



Exhibit B: Professional Statements and Invoices

Lessne Hoffman, PLLC

100 SE 3rd Ave
FL 10
Fort Lauderdale, FL, 33394
mhoffman@lessnehoffman.law
www.lessnehoffman.law
O: (954) 372-5759

INVOICE

Number	63
Issue Date	5/14/2025
Due Date	5/28/2025
Matter	85 - Assignment for the Benefit of Creditors of Proper BSD, LLC
Email	nir@sunnyrealty1.com

Bill To:

Gavra, Nir
1801 NE 123rd Street
North Miami, FL 33181
USA

Assignment for the Benefit of Creditors of Proper BSD, LLC

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
Draft/revise 1/21/2025 Draft multiple claim objections. Zoom conferences with client and Israeli counsel	Michael Hoffman	\$600.00	4.50	\$2,700.00
Draft/revise 1/22/2025 Finalize and file claim objections	Michael Hoffman	\$600.00	6.20	\$3,720.00
Communicate (other external) 1/28/2025 Zoom conference with Fillmore creditor group Israeli counsel; prepare for same.	Michael Hoffman	\$600.00	0.90	\$540.00
Draft/revise 1/31/2025 Draft summary email for investors	Michael Hoffman	\$600.00	1.50	\$900.00
Draft/revise 2/2/2025 Draft amended objection to BSD 18 claims; prepare for status conference; legal research on service issues.	Michael Hoffman	\$600.00	2.00	\$1,200.00
Communicate (with client) 2/3/2025 Zoom conference with Israeli counsel and Assignee regarding service issues (.8); telephone call with creditor (.5).	Michael Hoffman	\$600.00	1.30	\$780.00

Time Entries	Billed By	Rate	Hours	Sub
Draft/revise 2/4/2025 Review additional proofs of claim (.5); telephone call and correspondence with customer (.3); begin draft of updated final report (1.5).	Michael Hoffman	\$600.00	2.30	\$1,380.00
Draft/revise 2/12/2025 Correspondence with Israeli counsel about claim issues (.4); review filed claim objections and address issues (.2); prepare additional claim objections (1.0); correspondence with multiple claimants (.6); draft motion to substitute and employ counsel and proposed order (.7)	Michael Hoffman	\$600.00	2.60	\$1,560.00
Manage data/files 2/13/2025 Filed ex parte motion to substitute and uploaded order on same.	Curtis Thornton	\$175.00	0.20	\$35.00
Research 2/13/2025 Telephone conference with Assignee regarding claims issues (.4); email creditors (.3); extensive review of legal issues raised by creditors relating to claims and drafting of related memorandum to file (3.0).	Michael Hoffman	\$600.00	3.70	\$2,220.00
Time 2/18/2025 Zoom conference with Assignee and Israeli counsel regarding claim issues.	Michael Hoffman	\$600.00	0.70	\$420.00
Time 2/20/2025 Correspondence with Israeli counsel regarding claim objections; prepare and file motion to set notice procedures for claim objections.	Michael Hoffman	\$600.00	2.20	\$1,320.00
Draft/revise 2/20/2025 Filed Motion to Set Notice Procedures for Claim Objections (.1); set hearing on courtmap (.1); reviewed judge's procedures and prepared notice of hearing (.2); calendared 3/27 hearing (.1).	Curtis Thornton	\$175.00	0.50	\$87.50
Communicate (other external) 2/21/2025 Called JA to inquire about adding motion to status conference (.1); advise M Hoffman of the response.	Curtis Thornton	\$175.00	0.20	\$35.00
Manage data/files 2/25/2025 Sent amended objection to COS.com for mailing.	Curtis Thornton	\$175.00	0.20	\$35.00
Manage data/files 2/26/2025 Calendared 3/18 deadline (.1); filed COS (.1)	Curtis Thornton	\$175.00	0.20	\$35.00
Manage data/files 3/3/2025 Calendared monthly CMCs for March - December.	Curtis Thornton	\$175.00	0.30	\$52.50
Appear for/attend 3/3/2025 Prepare for and attend case management conference; drafted proposed order on motion to set notice procedures for claim objections.	Michael Hoffman	\$600.00	1.10	\$660.00
Manage data/files 3/3/2025 Canceled hearing on courtmap and updated calendar.	Curtis Thornton	\$175.00	0.10	\$17.50
Manage data/files 3/4/2025 Submitted order on Motion to Set Notice Procedures	Curtis Thornton	\$175.00	0.20	\$35.00

Time Entries	Billed By	Rate	Hours	Sub
Time 3/18/2025 Respond to creditor inquiries.	Michael Hoffman	\$600.00	0.50	\$300.00
Time 3/19/2025 Draft declaration of service for Israeli counsel; Zoom conference with Assignee and Israeli counsel and service and claim issues.	Michael Hoffman	\$600.00	1.50	\$900.00
Communicate (in firm) 3/27/2025 Emailed MH Objection to the Amended Denial of Eminence Group Claim received via fedex.	Curtis Thornton	\$175.00	0.10	\$17.50
Time 3/28/2025 Correspondence with creditors; review status of service; review financial records relating to CPA claims.	Michael Hoffman	\$600.00	1.00	\$600.00
Time 4/2/2025 Begin draft of orders on claims; emails regarding service with Israeli counsel	Michael Hoffman	\$600.00	1.20	\$720.00
Time 4/9/2025 Work on claims orders and final report.	Michael Hoffman	\$600.00	1.20	\$720.00
Time 4/10/2025 Draft motion to approve Final Report; finalize claim orders and declaration; assist Assignee with calculation of final figures.	Michael Hoffman	\$600.00	4.00	\$2,400.00
Manage data/files 4/15/2025 Reviewed judge's special set hearing procedures (.1); scheduled 6/4 hearing on courtmap and uploaded documents (.2); prepared notice of hearing (.2).	Curtis Thornton	\$175.00	0.50	\$87.50
Manage data/files 4/15/2025 Filed Notice of Hearing on Objection to Denial or claim and calendared same (.1); uploaded Notice of Hearing to COS.com for mailing (.2)	Curtis Thornton	\$175.00	0.30	\$52.50
Review/analyze 4/15/2025 Reviewed COS from COS.com (.1); entered expense for mailing (.1)	Curtis Thornton	\$175.00	0.20	\$35.00
Manage data/files 4/16/2025 Reviewed and filed COS on Notice of Hearing	Curtis Thornton	\$175.00	0.20	\$35.00
Manage data/files 4/16/2025 Reviewed and filed Notice of Filing Declaration of Service	Curtis Thornton	\$175.00	0.20	\$35.00
Time 4/16/2025 Telephone calls and correspondence with Assignee regarding resolution of claim objections (.5); continue drafting final report (.3); correspondence with M. Heller regarding service of claim objections and fee issues (.4); correspondence with K. Merchant regarding claim objection (.2); review related documents (.4); prepare for status conference (.2).	Michael Hoffman	\$600.00	2.00	\$1,200.00
Time 4/17/2025 Attend status conference.	Michael Hoffman	\$600.00	0.30	\$180.00

Time Entries	Billed By	Rate	Hours	Sub
Manage data/files 4/17/2025 Uploaded Notice of Hearing to courtmap for 6/4 hearing	Curtis Thornton	\$175.00	0.10	\$17.50
Time 4/28/2025 Draft multiple orders on claim objections; correspondence with Assignee and creditors	Michael Hoffman	\$600.00	1.50	\$900.00
Manage data/files 5/2/2025 Reset hearing on courtmap for Objection to Amended Objection (.2); revised Notice of Hearing (.2)	Curtis Thornton	\$175.00	0.40	\$70.00
Time 5/4/2025 Continue drafting claim objection orders; correspondence with K. Merchant regarding Eminence claim; correspondence with Assignee; send email to Israeli counsel to confirm service issues.	Michael Hoffman	\$600.00	2.80	\$1,680.00
Time 5/5/2025 Continue working on proposed order and final motion; telephone call with M. Mann and M. Friedman; telephone call and correspondence with the Assignee.	Michael Hoffman	\$600.00	1.00	\$600.00
Time 5/7/2025 Correspondence with Israeli counsel; telephone call with Assignee.	Michael Hoffman	\$600.00	0.30	\$180.00
Manage data/files 5/8/2025 Reviewed and uploaded Agreed Order on Objections to courtmap for entry	Curtis Thornton	\$175.00	0.20	\$35.00
Manage data/files 5/8/2025 Reviewed and filed Notice of Filing Supp Declaration of Service	Curtis Thornton	\$175.00	0.20	\$35.00
Manage data/files 5/12/2025 Revised and filed Notice of Hearing for 7/3 (.2); called chambers to update courtmap (.1)	Curtis Thornton	\$175.00	0.30	\$52.50
Manage data/files 5/12/2025 Uploaded Notice of Hearing to CourtMap	Curtis Thornton	\$175.00	0.10	\$17.50
Time 5/12/2025 Finalize orders; review updated final report; update motion to close case; correspondence with Assignee and various creditors.	Michael Hoffman	\$600.00	1.50	\$900.00
Manage data/files 5/13/2025 Uploaded orders on Objections for BSD Viewmax, North Dixie, Madison, Hallandale, Carter Park, Fillmore and North federal, and BSD12 Hallandale	Curtis Thornton	\$175.00	0.60	\$105.00
Time 5/13/2025 Correspondence with Israeli counsel regarding supplemental declaration.	Michael Hoffman	\$600.00	0.30	\$180.00
Time 5/14/2025 Draft and file motion to close case. Telephone calls and correspondence with Assignee.	Michael Hoffman	\$650.00	2.00	\$1,300.00

Time Entries	Billed By	Rate	Hours	Sub
Time 5/14/2025 PROJECTED: Attend final hearing; submit order closing case; attend to creditor distribution issues.	Michael Hoffman	\$600.00	3.50	\$2,100.00
			Time Entries Total	58.90 \$33,187.50

Expenses

Expenses	Billed By	Price	Qty	Sub
Postage 2/26/2025 Printing Subtotal: \$3.50 - Credits Applied: \$0.00 = Printing: \$3.50 + Postage: \$1.46 + Address List Processing: \$.00 + ECF Access: \$.00 + Miscellaneous: \$.00 = Total: \$ 4.96	Curtis Thornton	\$4.96	1.00	\$4.96
Delivery services/messengers 4/15/2025 COS.com mailing of Notice of Hearing Printing Subtotal: \$3.50 - Credits Applied: \$0.00 = Printing: \$3.50 + Postage: \$.73 + Address List Processing: \$.00 + ECF Access: \$.00 + Miscellaneous: \$.00 = Total: \$ 4.23	Curtis Thornton	\$4.23	1.00	\$4.23
			Expenses Total:	2.00 \$9.19

Total (USD)	\$33,196.69
Paid	\$0.00
Balance	\$33,196.69

Report Summary

Type	Description	Billing User	Billing Date	Created Date	Hrs	Rate	Amount	NC	Taxable
Time	Attend case management conference.	Michael Hoffman	12/2/2024	12/2/2024	0.6000	\$480.00	\$288.00	<input type="checkbox"/>	<input type="checkbox"/>
Time	Meeting with Israeli counsel; prepare subpoena to CPA.	Michael Hoffman	12/16/2024	12/17/2024	3.8000	\$480.00	\$1,824.00	<input type="checkbox"/>	<input type="checkbox"/>
Time	Zoom conference with Assignee, Israeli counsel and former owners of Assignor.	Michael Hoffman	12/23/2024	12/24/2024	1.0000	\$480.00	\$480.00	<input type="checkbox"/>	<input type="checkbox"/>
Time	Draft motion for interim fees.	Michael Hoffman	12/24/2024	12/24/2024	1.0000	\$480.00	\$480.00	<input type="checkbox"/>	<input type="checkbox"/>
Time	Called and emailed JA re CMC	Curtis Thornton	12/30/2024	12/30/2024	0.2000	\$125.00	\$25.00	<input type="checkbox"/>	<input type="checkbox"/>
Time	CMC moved to 1/9. Calendar updated	Curtis Thornton	12/31/2024	12/31/2024	0.1000	\$125.00	\$12.50	<input type="checkbox"/>	<input type="checkbox"/>
Time	Submitted proposed order.	Curtis Thornton	1/7/2025	1/7/2025	0.1000	\$125.00	\$12.50	<input type="checkbox"/>	<input type="checkbox"/>
Time	Zoom call with MSH. Reviewed POCs	Curtis Thornton	1/14/2025	1/14/2025	0.5000	\$125.00	\$62.50	<input type="checkbox"/>	<input type="checkbox"/>
Time	Submitted proposed order. Emailed and called JA re MFEOT hearing. Set on motion calendar for same day as CMC	Curtis Thornton	1/15/2025	1/15/2025	0.3000	\$125.00	\$37.50	<input type="checkbox"/>	<input type="checkbox"/>
Time	Prepared NOH and updated calendar for 2/3 hearing	Curtis Thornton	1/17/2025	1/17/2025	0.2000	\$125.00	\$25.00	<input type="checkbox"/>	<input type="checkbox"/>
Time	Filed NOH and uploaded to courtmap	Curtis Thornton	1/20/2025	1/20/2025	0.1000	\$125.00	\$12.50	<input type="checkbox"/>	<input type="checkbox"/>
Time	Emailed filed pleadings to client	Curtis Thornton	1/23/2025	1/23/2025	0.1000	\$125.00	\$12.50	<input type="checkbox"/>	<input type="checkbox"/>

Assignee Time Records

BSD

	NOVEMBER	
11/12/2024	3 HOURS	Zoom meeting with M.heller & Zohar padova , going through M Heller excel compare numbers .
11/13/2024	2 HOURS	Answer emails , update investors , comm with Zohar padova second zoom meeting
11/18/2024	1 HOUR	Spoke with lawyer Z Padova set up zoom with M hoffman , comm with Naomi V zoom set up
11/19/2024	1 HOUR	Answer emails .
11/20/2024	1 HOURS	Answer emails.
11/21/2024	2.5 HOURS	Zoom with Zohar Padova and M Hoffman 11:00 am zoom with israeli investors .
11/22/2024	1 HOUR	Answer emails from investors after zoom
11/25/2024	1 HOUR	follow up with investors .
11/27/2024	1.5 HOURS	Comm with Moshe F and M Hoffman regarding proof of claim not received
	14 Hours	
	DECEMBER	
12/4/2024	1 HOUR	Answer investors emails zoom follow up with michael & Meir regarding 2 inv didn't provide P.O.C
12/5/2024	1 HOUR	Send M Heller supporting docs for 1 INV , answer emails
12/9/2024	1 HOUR	Communication with M Hoffaman - answer emails
12/11/2024	1 HOUR	Answer investor emails
12/16/2024	1 HOUR	Communication with investors regarding bleir claim
12/16/2024	2.5 HOURS	MEETING WITH LAWYER
12/18/2024	2 HOURS	Print & file new claims website not working following up with Leora .
12/19/2024	1 HOUR	Answer emails .
12/22/2024	1 HOUR	Answer emails .
12/23/2024	1 HOUR	Answer emails .
12/24/2024	1 HOUR	Answer emails .
12/30/2024	1 HOUR	Answer emails .
12/31/2024	1 HOUR	Answer emails .
	15.5 HOURS	
	JANUARY	
1/1/2025	1 HOUR	Answer emails .
1/6/2025	1 HOUR	Answer emails .
1/13/2025	1 HOUR	Answer emails .
1/14/2025	1 HOUR	Answer emails .
1/15/2025	1 HOUR	Answer emails .
1/17/2025	1 HOUR	Answer emails .
1/21/2025	3 HOURS	ZOOM WITH MICHAEL , MEIR , DISCUSS FUNDS .
1/23/2025	2 HOURS	PHONE CALL WITH MEIR REVIEWING ALL OBJECTIONS FOR INVESTORS 11:00-1:00
1/27/2025	1 HOUR	ZOOM WITH MEIR AND MICHAEL DISCUSSING MONEY DISBURSMENT .
1/27/2025	4.5 HOURS	Answer emails , comm with M.H regard few mistakes on form submitted to court/ printing all objection
1/28/2025	4 Hours	Answer emails,check all names invested in viewmax, com with M.H ,Leora , Meir heller .
	20.5 HOURS	
	FEBRUARY	
2/3/2025	3 HOURS	Zoom with M.H & M.H , emails , checking new BSD 18 list Amended Objections , correct claim amount
2/4/2025	4 HOURS	Emails , send email from Michael to all investors , contact Yoram , Leora ,M heller fillmore invest .
2/5/2025	3 HOURS	Answer emails , communication with Leora going over some items .
2/7/2025	1.5 HOURS	Answer emails .
2/10/2025	3.5 HOURS	Answer emails , comm with Leora check all objections make sure all amounts are correct .
2/11/2025	1 HOUR	Answer emails .
2/12/2025	3.5 HOURS	Check objections to claims , Communication with leora regarding carter M heller
2/13/2025	4 HOURS	Answer emails communication with Leora going over excel .
2/14/2025	1 HOUR	Answer emails .
2/15/2025	2 HOURS	Emails , comm M.H & M.H regarding all the mistakes found in the objections discuss deadline
2/17/2025	2 HOURS	comm with Leora for corrections we did sending more proof of claims .
2/18/2025	5 HOURS	Nir zoom , Answer emails ,comm with Leora update ammedments that have to be submitted to court
2/19/2025	3 HOURS	Answer emails , checking view max objections , organize everything .
2/20/2025	1 HOUR	Answer emails .
2/24/2025	4 HOURS	Update amedments in website file communication with Yoram , answer emails .
2/25/2025	2 HOURS	Answer emails
2/28/2025	1 HOUR	comm with Yoram update all forms on the web .
	44.5 HOURS	

	MARCH	
3/2/2025	1 HOUR	Answer emails .
3/3/2025	1 HOUR	Answer emails .
3/4/2025	1 HOUR	Answer emails .
3/5/2025	3 HOURS	Checking all the emails from investors that didn't receive mail in Israel . Comm with Leora & M.H
3/7/2025	1 HOUR	Answer emails , comm with Leora and M hoffman regarding Sasson Family .
3/10/2025	2 HOURS	Answer emails M Hoffman regarding Moshe A trasnlate letter , checking viex max investors claims
3/11/2025	3 HOURS	Answer emails follow up with investors , phone call with M hoffman regarding Sasson Family .
3/13/2025	1 HOUR	Answer emails , comm with Michael hoffman - follow up
3/17/2025	1 HOUR	Answer emails , comm with Leora and M hoffman .
3/18/2025	1 HOUR	Answer emails .
3/19/2025	2 HOURS	Nir zoom with M Hoffman & M Heller , Answer emails.
3/20/2025	1 HOUR	Answer emails , email back and forth with Leora
3/24/2025	1 HOUR	Answer emails , email back and forth with Leora
3/25/2025	2 HOUR	Answer emails , email back and forth with Leora
3/30/2025	1 HOUR	Answer emails .
3/31/2025	1 HOUR	Answer emails , comm with Leora regarding the clients that didn't receive letters in the mail .
	23 HOURS	
	APRIL	
4/1/2025	1 HOUR	Answer emails , communication with Leora.
4/3/2025	30 MIN	Phone call with Michael Hoffman
4/8/2025	1 HOUR	Answer emails .
4/21/2025	1 HOUR	Answer emails .
4/22/2025	1 HOUR	Comm with Leora regarding more investors that did not receive Letter in mail .
4/23/2025	1 HOUR	Comm with Leora regarding more investors that did not receive Letter in mail .
4/24/2025	1 HOUR	Follow Up with Leora regarding new emails sent to investors .
4/27/2025	1 HOUR	Answer emails , follow up .
4/28/2025	1 HOUR	Answer emails .
4/29/2025	1 HOUR	Answer emails .
	9.5 HOURS	
	MAY	
5/5/2025	3 HOURS	check all orders that M Hoffman will submit to the court , comm with Leora , comm Michael H
5/6/2025	3 HOURS	check all orders that M Hoffman will submit to the court , comm with Leora , comm Michael H
	6 HOURS	
TOTAL	133 HOURS	



Sunny International Realty

20900 NE 30TH AVE , SUITE 514
AVENTURA
33180
3059483062
nir@sunnyrealty1.com

Assignee Invoices

INVOICE

INV0013

DATE

May 8, 2025

DUE

On Receipt

BALANCE DUE

USD \$237,554.93

BILL TO

PROPER BSD LLC

DESCRIPTION	RATE	QTY	AMOUNT
Professional Management Services Rendered through May 6 ,2025. Interest Rate -10/2023-5/06/2025 \$221,884.09 x 3.5%(Receipts fee)= \$7765.00 Attached Supportive docs	\$7,765.00	1	\$7,765.00
Proffesional Management services Rendered through Aug 2024 Income \$6,565,427.18 x 3.5%(Receipts fee)=\$229,789.94 Attached Supportive Docs	\$229,789.93	1	\$229,789.93
SUBTOTAL			\$237,554.93
TAX (0%)			\$0.00
TOTAL			\$237,554.93
BALANCE DUE			USD \$237,554.93

TIMELY PAYMENT OF INVOICES IS ALWAYS APPRECIATED



Sunny International Realty

20900 NE 30TH AVE , SUITE 514
AVENTURA
33180
3059483062
nir@sunnyrealty1.com

INVOICE
INV0014

DATE
May 8, 2025

DUE
On Receipt

BALANCE DUE
USD \$23,700.00

BILL TO

PROPER BSD LLC

DESCRIPTION	RATE	QTY	AMOUNT
Professional Management Services Rendered through May 6 ,2025. Attached Supportive Docs	\$150.00	133	\$19,950.00
Estimate Process completion	\$150.00	25	\$3,750.00
SUBTOTAL			\$23,700.00
TAX (0%)			\$0.00
TOTAL			\$23,700.00
BALANCE DUE			USD \$23,700.00

TIMELY PAYMENT OF INVOICES IS ALWAYS APPRECIATED

E. LANDAU**Law Offices**

38 Keren Hayessod Street
Jerusalem, Israel 92149
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Original

Nir Gavra
Ne 30Th Ave 20900
Apt. 514
Aventura, 33180 FL
USA

V.A.T. No: 557704228
Date: 13/05/2025
Our Ref.:
Reference:
Matter:
Client: 1473 ת Nir Gavra

Proforma Invoice 7734

	For V.A.T.	Not for V.A.T.
Fees	\$ 29,650.00	\$
Notary	\$	\$
Expenses	\$	\$ 1,353.85
Miscellaneous	\$	\$
Total	\$ 29,650.00	\$ 1,353.85
V.A.Tax 0.00 %	\$ 0.00	
V.A.T.Exempted	\$ 1,353.85	
Total + V.A.T.	\$ 31,004.00	

Remarks:

We hereby request payment of the following estimated fees for legal services to be rendered through the completion of all required tasks in connection with the Proper BSD ABC process:

- * Partner services: 45 hours at \$430/hour = \$19,350.00
- * Associate services: 20 hours at \$340/hour = \$6,800.00
- * Legal intern services: 25 hours at \$140/hour = \$3,500.00

Total estimated amount due: \$29,650.00

Please note that out-of-pocket expenses billed herein for courier services and document reproduction, totaling \$1,353.85, have already been paid.

The above estimate encompasses all anticipated legal work required to fulfill our obligations to the Assignee, including:

- * Providing further advice to the Assignee regarding applicable Israeli law and documentation
- * Assisting with the proof of claims process with Israeli claims and claimants
- * Handling the payout process to various claimants in Israel

We anticipate continuing our representation until all aspects of the process are fully concluded.

Please remit payment at your earliest convenience.

Payment may be made by cheque or by transfer of funds, net of bank charges, to:

Account no. 54003 at Israel Discount Bank Ltd., Rehavia Branch 066, Jerusalem.