



BUYER-BROKER PACKAGE

Auction Procedures & Broker Information

This package has been prepared for Buyer-Brokers representing qualified purchasers interested in Residence 109 at Condo On The Bay.

It includes auction procedures, registration requirements, timelines, due diligence guidance, and information designed to help buyers submit confidential highest-and-best offers during the published July bidding period.

BUYER-BROKER PACKAGE

Residence 109

WELCOME BUYER-BROKERS

Dear Buyer-Broker,

Thank you for taking the time to review this Luxury Reserve Auction Information Package.

The word "**auction**" often creates misconceptions within our industry. Many luxury properties offered through auction are associated with buyer premiums, distressed sellers, lender-owned properties, foreclosure proceedings, or traditional live auctions where bidders compete publicly against one another. I assure you, I am **not a distressed seller**.

The intent is to sell the property at the highest price now, rather than wait the normal amount of time it takes to sell a very unique luxury property. I fully expect to sell at the highest and best bid that comes from this auction process within the timeline provided.

This auction is fundamentally different. There is **no auctioneer**. There is **no pressure to continually increase bids in front of competing buyers**. Instead, Residence 109 is being offered through a comfortable process designed to allow every bidder the opportunity to thoughtfully determine what the property is worth to them before submitting a confidential bid.

To provide complete transparency and assist Buyer-Brokers in advising their clients, you are encouraged to review **two separate independent professional appraisals** prepared by unrelated state-certified appraisers.

Although each appraisal was performed independently, **both concluded a Sales Comparison Approach value of approximately \$2.8 million.**

While those two appraisals establish a meaningful valuation benchmark, I also recognize that **true market value is ultimately determined by the marketplace itself.**

Accordingly, I intend to sell the property to the **highest and best bidder** at the conclusion of this auction, subject only to my confidential reserve.

I hope this process creates an opportunity for qualified buyers to acquire one of Sarasota's most distinctive waterfront residences through a fair, transparent, and professionally managed process.

Thank you for representing your clients with professionalism and diligence. I sincerely appreciate your participation and wish both you and your buyers every success throughout the auction process.

Respectfully,

John Brink

Seller / Auction Coordinator



WHY THIS AUCTION IS DIFFERENT

A transparent, inspection-friendly process designed for
informed purchasing decisions and confidential bidding.

Private Appointments • Inspections Encouraged • Confidential Bidding
Seller Reserve • No Buyer Premium

Residence109.com

LUXURY BUYER-BROKER PACKAGE
Residence 109

WHY THIS AUCTION IS DIFFERENT

A Comfortable, Transparent Luxury Purchase Process

This Luxury Reserve Auction has been designed to provide buyers and their representatives with the opportunity to make an informed purchasing decision—not to participate in a traditional live auction.

Unlike many auctions, buyers have ample time to preview the residence, complete inspections, review due diligence materials, consult with their advisors, and submit a confidential offer before the published deadline.

✓ PRIVATE PREVIEW APPOINTMENTS

Schedule a private showing during the designated preview weekends. There is no public auction event and no crowded bidding room.

✓ INSPECTIONS ENCOURAGED

Buyers are encouraged to complete inspections, review condominium documents, and conduct any desired due diligence before submitting a bid.

✓ CONFIDENTIAL BID SUBMISSION

Each buyer submits one confidential bid by the published deadline. There is no live bidding, no public competition, and no pressure to continually increase an offer.

✓ SELLER RESERVE

The property is offered subject to an undisclosed Seller Reserve. The Seller reserves the right to accept, reject, negotiate, or counter any bid prior to contract execution.

✓ NO BUYER PREMIUM

Unlike many luxury auction companies, no Buyer Premium is added to the successful purchase price.

Designed for Luxury Buyers

Residence 109 is being offered through a professional Luxury Reserve Auction process that combines the transparency and certainty of a published timeline with the flexibility of private showings, independent inspections, confidential bidding, and informed decision-making.

We welcome the opportunity to work with you and your client throughout every step of the auction process.



TABLE OF CONTENTS

Buyer-Broker Information Package Auction Materials, Timeline & Registration Requirements

This package has been organized to provide Buyer-Brokers and their clients with a clear overview of the auction process, important dates, registration requirements, compensation information, and supporting materials.

LUXURY BUYER-BROKER PACKAGE
Residence 109

TABLE OF CONTENTS

1. BUYER-BROKER WELCOME LETTER

2. FREQUENTLY ASKED QUESTIONS

3. WHY THIS AUCTION IS DIFFERENT

- Comfortable, Transparent Luxury Purchase Process
 - No Buyer Premium
 - Designed for Luxury Buyers
-

4. AUCTION TIMELINE

- Property Preview Appointment Opportunities
 - Professional Property Inspection Appointments
 - Bidder Registration Deadline
 - Bid Submission Deadline
 - Contract Execution
 - Closing Date
-

5. BUYER-BROKER COMPENSATION

- Cooperating Buyer-Broker Compensation
 - Cash Buyer Bonus
 - Compensation Requirements
 - Compensation Examples
-

6. BUYER-BROKER REGISTRATION

- Buyer-Broker Registration Procedures
- Buyer Registration Requirements
- Required Documentation
- Registration Deadline



AUCTION TIMELINE

Important Dates & Milestones

Preview Appointments, Registration & Confidential Bid Submission

The following timeline outlines key auction dates, preview opportunities, inspection periods, registration deadlines, and bid submission requirements.

LUXURY BUYER-BROKER PACKAGE
Residence 109

AUCTION TIMELINE

PROPERTY PREVIEW APPOINTMENT OPPORTUNITIES

Weekend of July 10–12, 2026

Weekend of July 17–19, 2026

Due to the uniqueness of this property, Buyer-Brokers are encouraged to PERSONALLY tour Residence 109 with their prospective buyers during one of the designated preview periods. *Appointments are required.*

PROFESSIONAL PROPERTY INSPECTION APPOINTMENTS

Week of July 13–16, 2026

Week of July 20–23, 2026

Following their review of the property and Due Diligence Materials, prospective purchasers may schedule inspections and evaluations by qualified professionals, including: Licensed Home Inspectors, Contractors, Engineers, Appraisers, and Interior Design Consultants.

AVAILABLE DUE DILIGENCE MATERIALS

Available prior to bid submission:

- Professional Home Inspection Report
- Two Professional Appraisal Reports
- Seller Property Disclosure
- Condominium Documents
- Structural Integrity Reserve Study (SIRS)
- Milestone Inspection Reports
- Renovation Summary
- Marina Information
- Auction Documentation

BUYER-BROKER REGISTRATION DEADLINE

July 23, 2026 | 5:00 PM Eastern Time

LUXURY BUYER-BROKER PACKAGE
Residence 109

BID SUBMISSION DEADLINE

July 24, 2026 | 5:00 PM Eastern Time

All bids must be submitted using the prescribed Bid Submission Form.

Late submissions may be accepted or rejected in Seller's sole discretion.

SELLER REVIEW PERIOD

July 24 - July 27, 2026

CONTRACT EXECUTION

The successful bidder shall execute Seller's Purchase and Sale Agreement and required addenda within twenty-four (24) hours following Seller's acceptance.

EARNEST MONEY DEPOSIT

The successful purchaser shall deliver the required earnest money deposit to the designated escrow agent within two (2) business days following the Effective Date of the Purchase and Sale Agreement.

CLOSING

Target Closing Date: On or Before August 21, 2026



BUYER-BROKER COMPENSATION

Broker Participation & Compensation Information
Designed to Encourage Broad Market Exposure and Buyer Representation

This section outlines Buyer-Broker participation guidelines and compensation information associated with the Luxury Reserve Auction process.

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Residence 109

BUYER-BROKER COMPENSATION

Seller welcomes the participation of licensed real estate Buyer-Brokers and recognizes the important role Buyer-Brokers play in representing prospective purchasers throughout the Luxury Reserve Auction process.

BUYER-BROKER COMPENSATION

Seller is offering a cooperating Buyer-Broker compensation of:

3% of the successful purchase price

Compensation shall be payable only upon the successful closing of the transaction and subject to the terms and conditions contained within the Buyer-Broker Participation Agreement.

CASH BUYER BONUS PROGRAM

Seller is also offering an additional:

1% Buyer-Broker Bonus

for a Buyer-Broker representing a purchaser who:

- Acquires the Property using all-cash funds; and
- Successfully closes on or before August 21, 2026.

The maximum Buyer-Broker compensation opportunity is therefore:

4% of the successful purchase price

EXAMPLE COMPENSATION

Successful Purchase Price: \$2,500,000

3% Cooperating Buyer-Broker Compensation

\$75,000 + 1% Cash Buyer Bonus \$25,000 = \$100,000 Total Compensation.

IMPORTANT

All Buyer-Brokers must register their clients and sign a Buyer-Broker Registration.



BUYER-BROKER REGISTRATION REQUIREMENTS

Registration Procedures & Qualification Requirements
Designed to Preserve the Integrity of the Luxury Reserve Auction Process

Buyer-Brokers are asked to review auction materials, verify client qualification, and complete registration requirements prior to bid submission.

BUYER-BROKER PACKAGE
RESIDENCE 109

LUXURY BUYER-BROKER REGISTRATION & CERTIFICATION

This Buyer-Broker Registration establishes representation of the prospective purchaser, confirms eligibility for participation in the auction process, and helps ensure timely communication regarding property information, due diligence materials, and bid submission procedures.

BUYER-BROKER INFORMATION

Buyer-Broker Name: _____

Brokerage Firm: _____

License Number: _____

Email Address: _____

Mobile Number: _____

PROSPECTIVE PURCHASER INFORMATION

Purchaser Name(s): _____

Purchaser Email: _____

Purchaser Mobile Number: _____

BUYER-BROKER CERTIFICATION

By signing below, Buyer-Broker certifies that:

- ☐ Buyer-Broker is a licensed real estate professional.
- ☐ Buyer-Broker represents the prospective purchaser identified above.
- ☐ Buyer-Broker has reviewed the Luxury Reserve Auction materials available at 988BlvdOfTheArts.com.
- ☐ Buyer-Broker understands that buyers are encouraged to conduct all desired inspections, due diligence, and independent market analysis prior to submitting an offer.

BUYER-BROKER PACKAGE
RESIDENCE 109

- ☐ Buyer-Broker understands that bidding is confidential and that purchasers do not bid against one another.
- ☐ Buyer-Broker understands that the Seller has provided two independent professional appraisals as objective valuation information. The appraisals are intended to inform—not determine—the final purchase price.
- ☐ Buyer-Broker understands that qualified purchasers may submit one confidential highest-and-best offer during the published July bidding period, subject only to the Seller's confidential reserve.

IMPORTANT DATES

Private Preview Appointments
July 10–12 & July 17–19, 2026

Independent Inspection & Due Diligence Period
July 13–16 & July 20–23, 2026

Buyer-Broker Registration Deadline
July 23, 2026 | 5:00 PM Eastern

Confidential Highest-and-Best Offer Deadline
July 24, 2026 | 5:00 PM Eastern

Buyer-Broker Signature: _____

Printed Name: _____

Date: _____