



YOUR GUIDE TO BUYING RESIDENCE 109

A Simple, Transparent Guide to Purchasing
One of Sarasota's Most Unique Waterfront Homes

Residence109.com

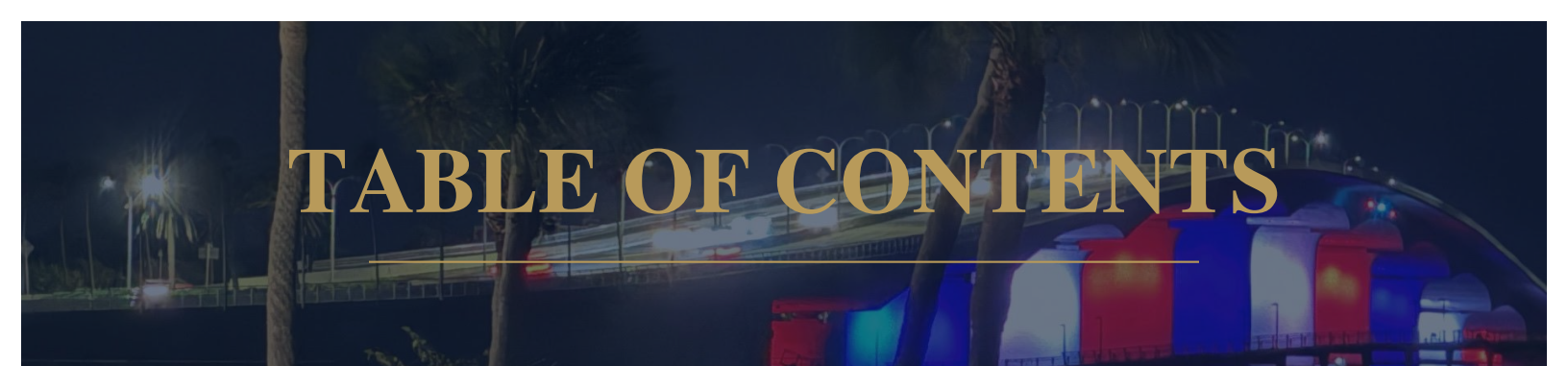


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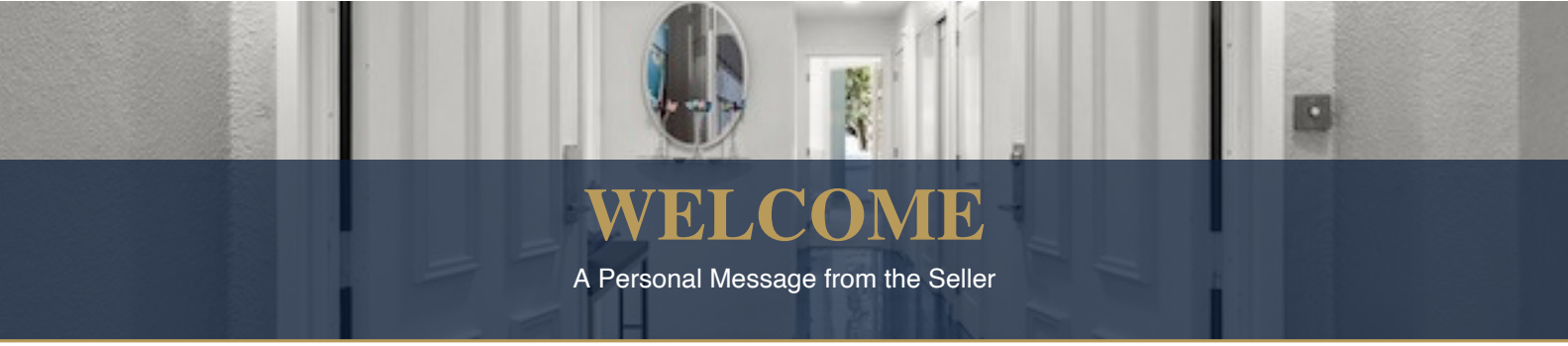
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WELCOME

A Personal Message from the Seller

Dear Prospective Buyer,

Thank you for taking the time to learn more about Residence 109. Over the past several years, this residence has been thoughtfully reimagined into the waterfront home I envisioned, one that combines the privacy and comfort of a luxury home on the water with the convenience of condominium living in the heart of downtown Sarasota.

From the soaring 10-foot ceilings and dramatic wall of glass to the private elevated garden terrace overlooking Sarasota Bay and the Ringling Bridge, every improvement was made with quality, comfort, and everyday living in mind.

I wanted the buying experience to reflect that same philosophy.

There is simply the opportunity to privately tour the residence, review extensive due diligence materials, including two independent professional appraisals, and, if Residence 109 feels like the right home for you, submit one confidential highest-and-best offer during the published July bidding period.

Warm regards,

John Brink

NO AUCTIONEER

No one is standing at a podium calling bids.

NO PUBLIC BIDDING

Your offer is completely confidential.

NO BUYER PREMIUM

Your offer is simply your offer, nothing added on top.

NO PRESSURE

Tour, inspect, and decide at your own pace.

*“Every memorable home eventually becomes someone else’s story.
Perhaps Residence 109 will become part of yours.”*



WHY THIS IS DIFFERENT

A Modern, Private Way to Purchase Luxury Real Estate

Buying a luxury home should feel comfortable, transparent, and unhurried. Rather than gathering buyers together for a traditional auction event, Residence 109 is being offered through a private **Luxury Reserve Auction** designed to give every prospective purchaser the opportunity to explore the home during private appointments, complete any desired inspections, and make a thoughtful purchasing decision.

✓ Private Property Tours

Experience Residence 109 at your own pace during private preview appointments, never mixed in with a crowd.

✓ Inspections Encouraged

Complete any inspections you choose, by your own inspector, before submitting your offer. Due diligence is entirely yours to control.

✓ Confidential Offers

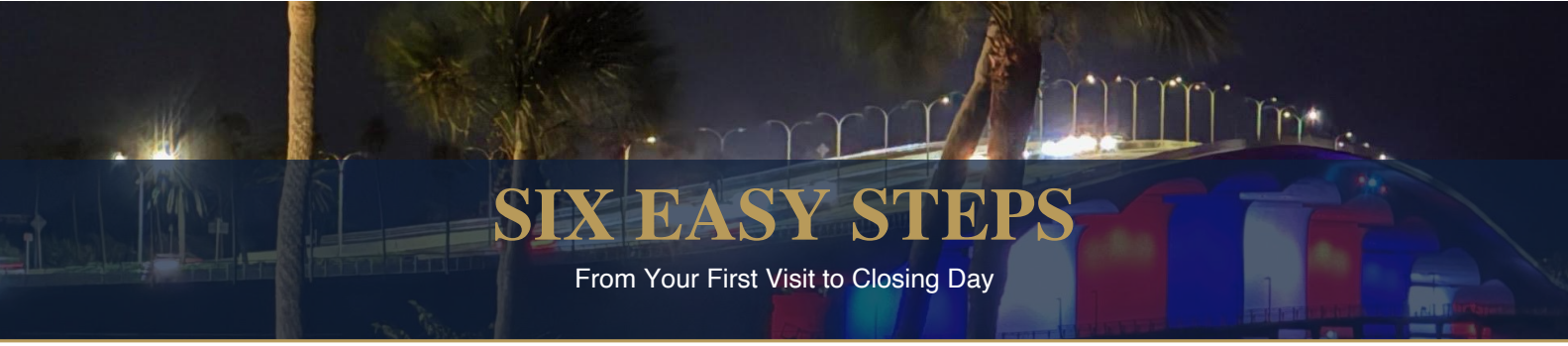
Submit one confidential highest-and-best offer. NO public bidding. NO auctioneer. NO live bidding event of any kind.

✓ No Buyer Premium

Unlike many auction transactions, your offer is simply your offer. Nothing is added on top of your bid amount.

Simply put... Tour • Review • Inspect • Offer

The process is designed to be straightforward, transparent, and respectful of every buyer's time.



SIX EASY STEPS

From Your First Visit to Closing Day

Buying Residence 109 has been designed to be straightforward, comfortable, and transparent. Simply follow these six steps.

1

Tour the Residence

Schedule a private appointment during one of the published preview weekends and experience Residence 109 at your own pace.

2

Review the Information

Explore the Buyer Information Package including property details, community information, disclosures, and two independent professional appraisals.

3

Complete Your Due Diligence

Review any information important to your decision and complete any inspections you choose before submitting your offer.

4

Submit Your Confidential Offer

During the published July bidding period, submit one confidential highest-and-best offer. NO public bidding. NO auctioneer. NO buyer premium.

5

Offer Review

After bidding closes, the Seller confidentially reviews all offers and may accept, reject, counter, or negotiate, just as in any traditional luxury real estate transaction.

6

Closing Day

Complete the purchase through the designated title company and begin enjoying Residence 109.

It's Really That Simple

Tour → Review → Inspect → Offer → Contract → Close



WHAT'S INCLUDED

Everything We've Prepared for Your Review

We've assembled a comprehensive collection of information to help you make a confident, well-informed purchasing decision. Review as much or as little as you wish before submitting your confidential highest-and-best offer.

Property Information Package

Discover the story of Residence 109, its extensive renovations, exceptional waterfront lifestyle, and unique features found nowhere else in the community.

Professional Home Inspection Report

A certified pre-inspection report commissioned by the Seller is available for your review. You are also encouraged to schedule your own independent inspection prior to bidding.

Two Independent Professional Appraisals

Prepared by two separate State Certified Licensed Appraisers concluding a market value of \$2,800,000, provided to help you make a well-informed purchasing decision, not as a prediction of the Seller's confidential reserve.

Purchase Offer Package

Review the sample Purchase & Sale Agreement and all required addenda before bidding, so there are no surprises after your offer is accepted.

Property Disclosures & Condominium Documents One-Year Home Warranty

Review available disclosures, condominium governing documents, financial documents, association information, Structural Integrity Reserve Study (SIRS), and Milestone Inspection Reports.

The Seller will provide a one-year home warranty at closing covering eligible plumbing, electrical, HVAC, and appliance systems.

Everything has been prepared in advance so you can focus on one thing:
Deciding whether Residence 109 is the right home for you.



Walk-In Pantry Main Kitchen Private Terrace To Pool
10' Ceilings
Prep Kitchen w/Oven Suite Sun Deck
Heated Pool

FREQUENTLY ASKED QUESTIONS

Answers to the Questions Buyers Ask Most Often

Q Why are you going through an auction process to sell?

A 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 luxury property. Seller fully expects to sell at the highest and best bid that comes from this auction process in the timeline provided.

Q Will I be bidding against other buyers in public?

A No. There is NO public bidding, NO auctioneer, and NO live bidding event. Simply submit one confidential highest-and-best offer during the published July bidding period.

Q Can I inspect the property before making an offer?

A Yes. Buyers are encouraged to tour the residence, review the available information, and complete any inspections they feel are appropriate before submitting an offer. Professional Property Inspection Appointments are available during designated inspection weeks.

Q Is there a buyer premium?

A No. Unlike many auction transactions, there is NO buyer premium. Your offer is simply your offer. The accepted bid amount is the purchase price in the contract.

Q Can I use financing?

A Yes. Both cash and financed purchases are welcome. If financing is being used, a current mortgage pre-approval letter should accompany your registration materials.

Q What happens after I submit my offer?

A After the bidding period closes, the Seller confidentially reviews all offers and may accept, reject, negotiate, or request highest-and-best offers, just as in many traditional luxury real estate transactions. The highest bid does not automatically guarantee acceptance.

Q What happens if my offer is accepted?

A The Purchase & Sale Agreement becomes effective, the earnest money deposit is delivered within two (2) business days, and the transaction proceeds toward closing through the designated title company.

Q Is Residence 109 located in a flood zone?

A Yes, as are many waterfront properties along Sarasota Bay. The Florida Flood Disclosure and related materials are available for review. Importantly, Residence 109 remained high and dry during the significant October 2024 storm events.

Q Why are two professional appraisals included?

A Two independent appraisals by separate State Certified Licensed Appraisers are provided to help buyers make well-informed decisions, not as an asking price or a prediction of the Seller's confidential reserve.

Q Is a professional appraisal available?

A Yes. Two appraisals are attached to the MLS listing and available on the property website. Although each appraisal was performed independently, both concluded a Sales Comparison Approach value of approximately \$2.8 million. While the appraisals establish a meaningful valuation benchmark, Seller also recognizes that true market value is ultimately determined by the marketplace itself. *Seller fully expects to sell to the highest and best bid that comes from this auction process.

Still have questions? Call or email anytime.

(941) 928-5555 • John.Brink@SRQPR.com • 988BldOfTheArts.com



IMPORTANT DATES

Your Planning Calendar

Everything has been organized to give buyers plenty of time to tour the residence, complete their due diligence, and submit a thoughtful, confidential offer.

JULY 10 – 12, 2026

Private Preview Appointments

Schedule your private guided tour of Residence 109. First preview weekend.

JULY 13 – 16, 2026

Professional Property Inspection Week 1

Complete any inspections or evaluations by your own professionals.

JULY 17 – 19, 2026

Final Preview Appointments

One last opportunity to experience the residence before the bidding period.

JULY 20 – 23, 2026

Professional Property Inspection Week 2

Final opportunity to schedule independent inspections prior to bidding.

JULY 23 • 5:00 PM ET

Buyer Registration Deadline

All registration materials must be received no later than this deadline.

JULY 24 • 5:00 PM ET

Final Offer Deadline

All confidential highest-and-best offers must be submitted by this deadline.

ON OR BEFORE AUG 21

Target Closing Date

The successful purchaser completes the transaction and begins enjoying Residence 109.

The process has been intentionally scheduled to give buyers ample time to tour, inspect, review, and make a confident purchasing decision.

READY TO PARTICIPATE?

It's as Easy as 1, 2, 3

Thank you for taking the time to learn about Residence 109. We hope you've found this guide helpful and informative. If Residence 109 feels like the right place to begin your next chapter, here is how to submit your confidential offer:

1

Download the Bidder Registration Package

The Bidder Registration Package is available at 988BlvdOfTheArts.com or upon request from the Listing Broker. Complete all required registration forms.

2

Submit Your Completed Bid Form

Email your completed Bid Form to John.Brink@SRQPR.com before the deadline of **July 24, 2026 at 5:00 PM Eastern**. If you are working with a Buyer-Broker, they can assist you with completing and submitting the forms.

3

Execute the Purchase & Sale Agreement

If your offer is accepted, you will sign a Purchase & Sale Agreement with all required addenda within 24 hours of acceptance. A sample contract is available on the property website for review before bidding.

Questions? We're here to help.

John Brink • Florida Licensed Real Estate Broker

(941) 928-5555 • John.Brink@SRQPR.com • 988BlvdOfTheArts.com

Residence 109
"Lives Like a Home On The Water"



10' Ceilings, 3 Bedrooms
A Second Scullery/Prep Kitchen
4,115 Total Square Feet

To Boat Docks New
Fitness Center

988
BLVD OF THE ARTS
RESIDENCE 109

*"Every memorable home eventually becomes someone else's story.
 Perhaps Residence 109 will become part of yours."*

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Residence109.com