



## SALE ANNOUNCEMENT

## LUXURY RESIDENTIAL ESTATE

SAGAPONACK MAIN ST.  
SAGAPONACK, NY

INDICATIVE BID DATE: Tuesday, November 17, 2020  
FINAL BID DATE: Tuesday, December 8, 2020



<b>Sale:</b>	<b>Sagg Main Street</b>
<b>Property:</b>	<b>Luxury Residential Estate - Occupied</b>
<b>Location:</b>	<b>Sagaponack, NY</b>

## Overview Summary

Mission Capital Advisors, LLC (the “Advisor or “Asset Sale Advisor”) is pleased to present the opportunity to acquire the fee-simple interest in Sagaponack Main St., a ~9,500 sf luxury residential estate in Sagaponack, Suffolk County, NY (“Property or “Asset”).

## Sale Structure

On behalf of the Seller, Mission is initially soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the potential purchase of the Property pursuant to the Asset Sale timeline attached hereto.

Mission, in conjunction with the Seller, and at the sole and absolute discretion of the Seller, will then invite multiple bidders (the “Final Bidders”) to complete due diligence and submit non-contingent final bids for the Property.

## Asset Sale Timeline

The potential transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Monday, October 26, 2020
Initial Data Distribution	Monday, October 26, 2020
Indicative Bid Date	Tuesday, November 17, 2020
Final Bid Date	Tuesday, December 8, 2020
Winning Bidder Selected	Wednesday, December 9, 2020
Non-Refundable Deposit Due	Thursday, December 10, 2020
Closing on or Before	Thursday, December 17, 2020

## Sale Highlights

Mission Capital Advisors, LLC is pleased to present the opportunity to acquire an occupied residential estate related to a ~9,500 sf residential estate in Sagaponack, Suffolk County, NY (the “Property”).

- Located on Sagaponack Main St (aka Sagg Main St), the primary residence consists of a custom-built two story estate featuring 12 total rooms including seven bedrooms and 7+ bathrooms
- Completed in 2009 on a nearly 3-acre site, the Property also includes a 3-car garage, an outdoor swimming pool and pool house, a tennis court, a barn, and a guest cottage.
- The former borrower/owner is still in occupancy.
- According to research by PropertyShark, the median sale price of \$4,300,000 within the Property’s 11962 zip code, made it the second priciest in the United States during 2019.
- The seller acquired the Property via Referee’s Deed on January 13, 2020.
- The Property is located 1.9 miles (an approximately 5-minute drive) from Sagg Main Beach and the Long Island coastline. Montauk Hwy (NY-27), located less than a mile north of the Property, provides access to the entire South Fork as well as New York City to the west.

### Summary Details

Property Type	Luxury Residential Estate
Address	Sagaponack Main St
City, State	Sagaponack, NY
County	Suffolk County
Year Completed	2009
Site Size (Acres)	2.9952
APN	0908-04.00-01.00-017.001
Zoning	CR-120, Residential
Appraisal Value	\$10,000,000
Appraisal Date	June & October 2019

### Asset Sale Process

Prospective Bidders are subject to qualification by Mission and/or Seller (qualification process will be initiated by Mission as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of Mission and the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, has prepared a comprehensive array of due diligence data (the "Due Diligence Materials"), which will be made available to Prospective Bidders that have executed, and are subject to the terms of, the Confidentiality Agreement (the "Confidentiality Agreement"), which can be accessed on the transaction offering email or by visiting [market.missioncap.com](http://market.missioncap.com). Included in the Due Diligence Materials will be an Offering Memorandum for the Asset (the "Offering Memorandum") prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller's required form of Agreement for Sale and Purchase of the Loan (the "Purchase & Sale Agreement").

Mission is initially soliciting indicative bids for the Asset. Prospective Bidders are encouraged to review the Due Diligence Materials and submit indicative bids in accordance with the proposed timeline.

After receipt of indicative bids, Mission, in conjunction with the Seller, will select Final Bidders to complete final due diligence before submitting **non-contingent offers on the Final Bid Date (the acceptance of which by Seller will require immediate execution of pre-negotiated Purchase & Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

### Property Details

<b>Main House</b>	
SF	+/-9,500
# of Stories	2
Total Rooms	12
Bedrooms / Bathrooms	7 Bd / 7 3/4 Ba
<b>Other Main House Amenities</b>	
+/-5,200 sf Unfinished Basement	4 Fireplaces
Central A/C	Elevator
Laundry Room	
<b>Other Amenities</b>	
3 Car Garage	+/-1,200 sf Barn
Heated Outdoor Pool	Tennis Court
Pool House	Outdoor Barbeque
Covered Patio w/ Fireplace	+/-1,000 sf Guest Cottage

Additional information will be provided to Bidders via Mission's online due diligence site.

**Please e-sign or return an executed Confidentiality Agreement to [nda@missioncap.com](mailto:nda@missioncap.com).**

**All inquiries should be directed through Mission Capital. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.**

### Purchase & Sale Agreement

**The Seller will make its required form of Purchase & Sale Agreement available for review to Bidders. Pursuant to the Purchase & Sale Agreement, the Seller will be selling its Asset subject only to those representations and warranties explicitly stated in the Purchase & Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.**

## Contact Information

MISSION CAPITAL ADVISORS, LLC  
NY FIRM #10991214316

**Daniel O'Donnell**  
*Managing Director*  
[dodonnell@missioncap.com](mailto:dodonnell@missioncap.com)  
214.912.6567

**Adam Grant**  
*Director*  
[agrant@missioncap.com](mailto:agrant@missioncap.com)  
310.622.5697

**Alex Draganiuk**  
*Managing Director*  
[adraganiuk@missioncap.com](mailto:adraganiuk@missioncap.com)  
917.302.2706  
NY Broker #10491209682

**Hugo Rapp**  
*Analyst*  
[hrapp@missioncap.com](mailto:hrapp@missioncap.com)  
646.736.2523

Due diligence information can be found in the data room at [market.missioncap.com](http://market.missioncap.com)

### DISCLAIMER:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR PURCHASE AND SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE ASSET SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSET. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY PROPERTY. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED PURCHASE & SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

---

#### NEW YORK

41 Madison Avenue  
35th Floor  
New York, NY 10010  
Tel: 212-925-6692  
Fax: 646-607-8132

#### CALIFORNIA

530 Wilshire Blvd  
Suite 201  
Santa Monica, CA 90401  
Tel: 323-986-6602  
Fax: 646-607-8132

#### FLORIDA

4741 Military Trail  
Suite 202  
Jupiter, FL 33458  
Tel: 561-622-7022  
Fax: 561-622-9959