

William
Pitt



Sotheby's
INTERNATIONAL REALTY



Offering Memorandum

49-53 WEST MAIN STREET, MYSTIC, CT

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Commercial Investment Opportunity

HISTORIC DOWNTOWN MYSTIC

Two buildings zoned MDD in the heart of Historic Downtown Mystic with three private parking spaces. Just a stone's throw from Mystic Pizza and Sift Bakery. 49 West Main Street is a two-story approximately 3,500 square foot brick retail building. 53 West Main Street is a two-story approximately 4,500 square foot building offering approximately 4,650 square feet on the main floor and an approximately 1,250 square foot two-bedroom apartment on the second floor that is currently used as a short-term rental on Airbnb. This iconic building has been home to Bank Square Books since 1988 and offers a unique blend of commercial and residential charm. Located at a prime corner position at the head of Main Street in Historic Downtown Mystic, this property boasts unparalleled visibility and foot traffic. Imagine your business thriving in this vibrant downtown setting, surrounded by unique resort shops, fine restaurants, deep water marinas, the Mystic River Bascule Bridge, and the Mystic Seaport Museum nearby. The possibilities are endless as you shape the next chapter of this storied location. Above the bustling bookstore, discover a hidden gem – a spacious apartment with endless potential. Currently used as an Airbnb, this residence and property presents an incredible income opportunity or a tranquil retreat for those seeking the ultimate live/work balance. Embrace the allure of Mystic living while reaping the rewards of an established business location. Don't miss your chance to make history in Mystic.

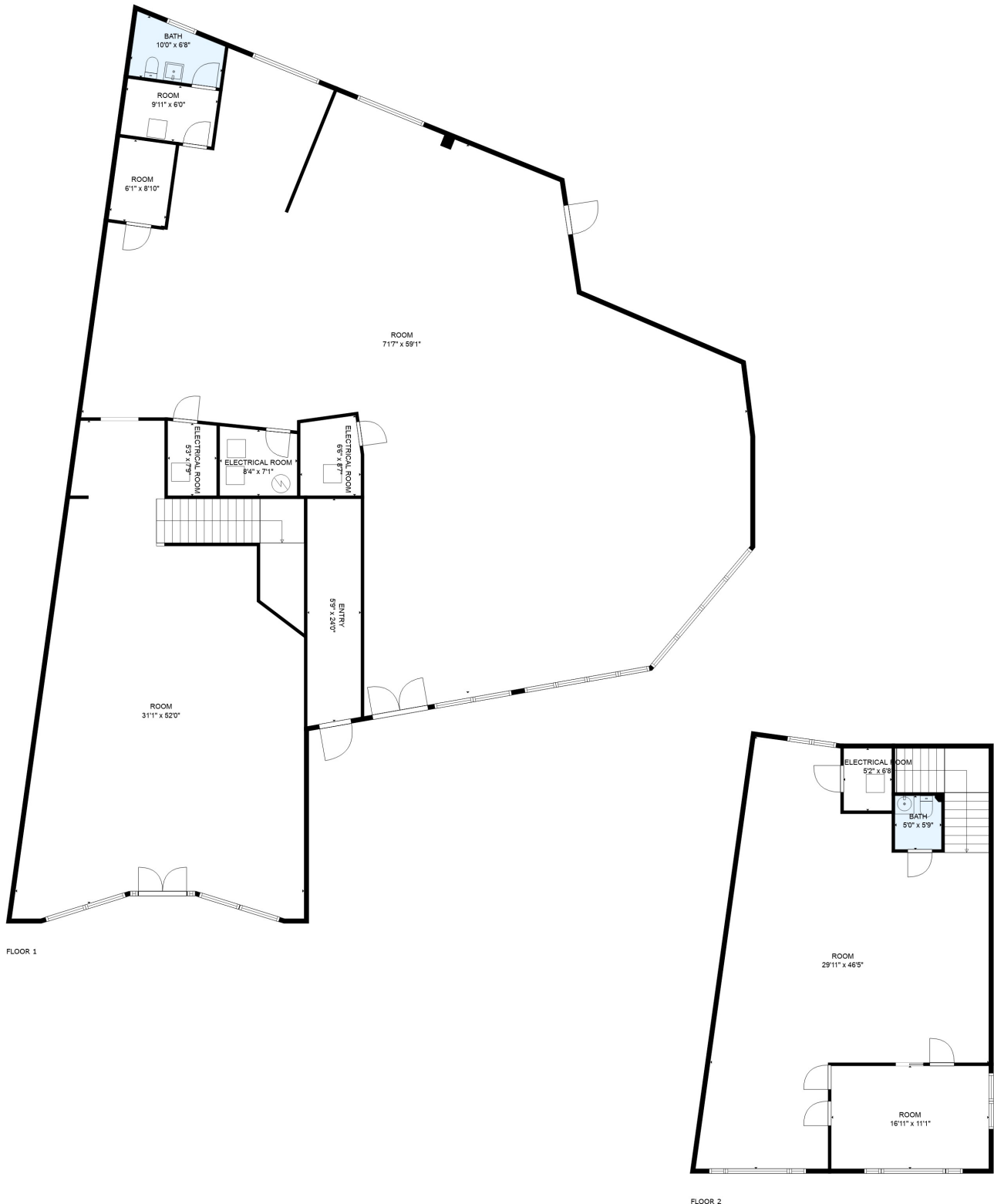
By appointment only.



Bookstore Photos



Bookstore Floor Plan



FLOOR 1

FLOOR 2

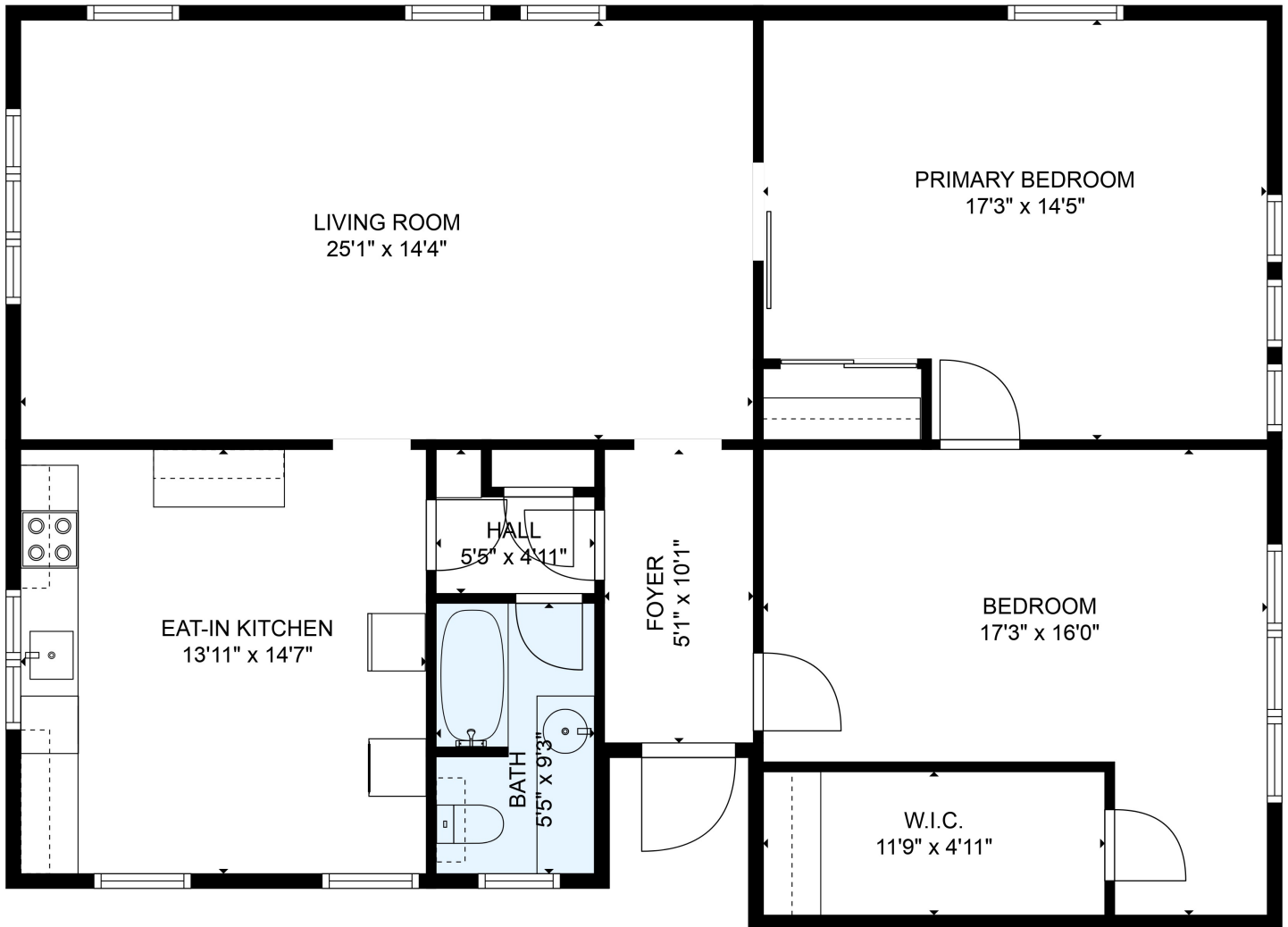
TOTAL: 5791 sq. ft
 FLOOR 1: 4538 sq. ft, FLOOR 2: 1253 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 192 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Airbnb Photos



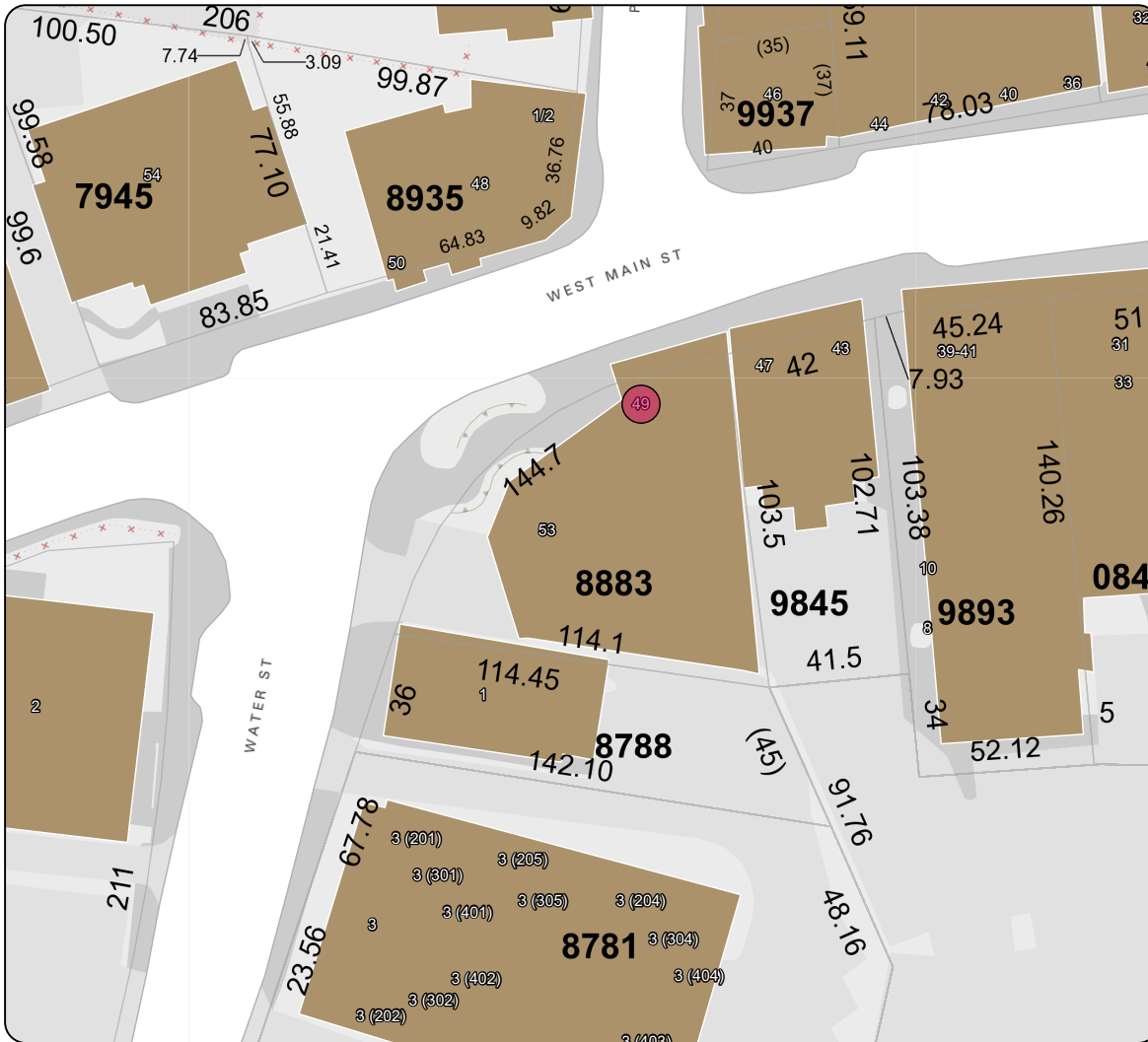
Airbnb Floor Plan



TOTAL: 1250 sq. ft
FLOOR 1: 1250 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Lot Map



TOWN OF GROTON



GIS Map

Map Created 4/2/2024 using the Town of Groton, Connecticut GIS Web Application

0 0.01 0.02 mi

1:488



Disclaimer:
The planimetric and topographic information depicted on this map was compiled by Flight based on an aerial flight performed in April 2020. The ground and planimetric information depicted on this map has been corrected based on reported errors, field verification, and other sources of information in the Town of Groton. The intent of this map is to display a graphical representation of land property information owned by the Town of Groton. The Town of Groton and its representatives make no warranty, representation or guarantee for the accuracy of the information contained in this data.
THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
Horizontal Datum:
Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)
Vertical Datum:
North American Vertical Datum of 1988 (NAVD88)

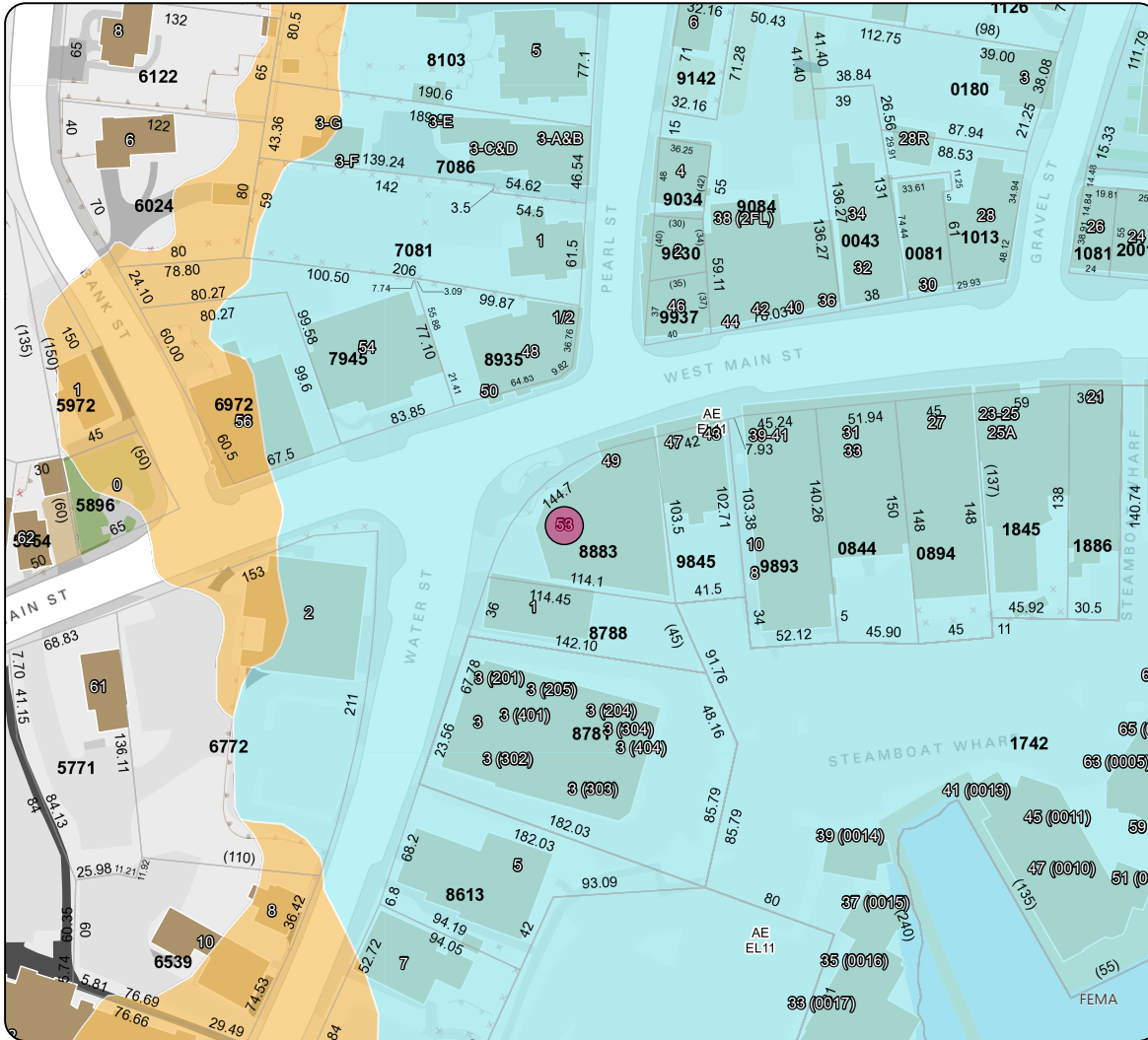
Flood Map

TOWN OF GROTON



GIS Map

- Zones A and AE; 1% annual chance flood hazard
- Zones X; 0.2% annual chance flood hazard



Map Created 4/3/2024 using the Town of Groton, Connecticut GIS Web Application

1:977

Disclaimer:
The planimetric and topographic information depicted on this map was compiled by Flight based on an aerial flight performed in April 2020. The planimetric and topographic information depicted on this map has been compiled from reported points, field, aerial photographs, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of said property information relative to the geographic features in the Town of Groton and is subject to change as a more accurate survey map becomes available. The Town of Groton and the mapping contractor assume no legal responsibility for the information contained in this data.
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Horizontal Datum:
Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)
Vertical Datum:
North American Vertical Datum of 1988 (NAVD88)

Mystic Town Guide



Community Overview

Nestled along both banks of the Mystic River, it is one of New England's premier tourist destinations. Historic Downtown Mystic has a rich tradition as a waterside community that makes locals happy to call it home and visitors feeling like it's their second home. Explore the welcoming downtown, where you can eat, stay, shop and play anytime of the year.

Mystic is a village and census-designated place in New London County, Connecticut, in the United States. The population was 4,776 at the 2020 census. Mystic has no independent government because it is not a legally recognized municipality in the state of Connecticut. Rather, Mystic is located within the towns of Groton and Stonington.

AREA

3.8 Square Miles

POPULATION

Approximately 4,776

HISTORY

The community's name is derived from the Pequot term "missi-tuk," meaning a large river whose waves are driven by tides or wind. The first settlers arrived in the area around 1654, the year that Mystic marks as its founding. During the 19th century, numerous shipyards sprang up along the Mystic River between Mystic and Old Mystic. In the early 1900's the community began to take shape with the introduction of electricity and trolleys, and the construction of schools, businesses, churches, banks and factories. Today, the Mystic Seaport Museum occupies the site of one of Mystic's original shipyards.

TRANSPORTATION

Mystic is conveniently situated about 15 minutes from the New London ferries, Connecticut casinos and Rhode Island. Bus service is provided by the Southeast Area Transit, and Amtrak has a stop at the Mystic Station Building at 2 Roosevelt Avenue (U.S. Route 1).

RECREATION

Outdoor and indoor opportunities abound when it comes to recreation in Mystic. Several charter boat operations offer sport fishing, and there are many places to rent bikes, paddleboards or kayaks. People may gravitate toward the local adventure park, test their skill at indoor rock climbing or tumble on a trampoline. There is even an academy focusing on trapeze and aerial arts. Mystic's downtown playground features a jungle gym, swings and play area await. Residents can enjoy indoor tennis facilities, and while there is no golf course in Mystic, there are numerous options for a tee time close by.

NATURE & CONSERVATION

One of Mystic's most magnificent landmarks is the Mystic Aquarium, where indoor and outdoor exhibits feature thousands of sea creatures, from sharks, reptiles and frogs, to African penguins, colorful fish and beluga whales. An on-site animal rescue clinic allows visitors to observe the rescue efforts for stranded seals. The Denison Pequotsepos Nature Center's natural history exhibits feature new natural history exhibits feature frogs, turtles, live owls and snakes and the center's 300-acre sanctuary allows for the viewing of birds of prey.

HISTORICAL SITES

Mystic River Historical Society: Centered around the famous Mystic Bridge which has connected the towns of Groton and Stonington for nearly 200 years, the society is dedicated to preserving and promoting the historical traditions of the greater Mystic area.

Mystic Town Guide *(continued)*

PUBLIC SCHOOLS

Stonington Public Schools
40 Field Street, Pawcatuck, CT
860.572.0506
www.stoningtonschools.org

Groton Public Schools
1300 Flanders Road, Mystic, CT
860.572.2100
www.grotonschools.org

Catherine Kolnaski Magnet Elementary School: 860.449.5608

Thames River Magnet School: 860.980.8230

Charles Barnum Elementary School: 860.449.5640

Groton Middle School: 860.446.4200

West Vine Street School: 860.599.5832

Stonington Middle School: 860.536.9613

Deans Mill School: 860.535.2235

Fitch High School: 860.449.7200

Mystic River Magnet School: 860.980.8300

Stonington High School: 860.599.5781

Northeast Academy Arts Magnet School: 860.572.5852

LIBRARY

Mystic and Noank Library
40 Library Street, Mystic, CT
860.536.7721

SHOPPING & DINING

Shop one-of-a-kind shops (with its landmark Bascule Bridge) or at the quaint Olde Mistick Village. Linger over candlelight and an after-dinner drink at one of the many modern eateries. You can even cozy up in the mansion where Bogie and Bacall honeymooned. In Mystic, there is something for everyone!

DID YOU KNOW?

The 1988 film, "Mystic Pizza," starring Julia Roberts, was based on a popular local pizza shop of the same name that caught the eye of a Hollywood screenwriter. While the movie is set in Mystic, most of the filming took place in neighboring towns, and the site used for the pizza restaurant was a converted home in Stonington Borough.



Important Numbers

POLICE DEPARTMENT:

Emergency: 911
Non-Emergency: 860.599.4411

FIRE DEPARTMENT:

Emergency: 911
Non-Emergency: 860.572.7567

HOSPITALS:

Lawrence + Memorial Hospital
Non-Emergency: 860.442.0711

Backus Hospital
Non-Emergency: 860.889.8331

Additional Information

MUNICIPAL OFFICES:

Town Clerk:
860.535.5060

Parks and Recreation Department:
860.535.5066

Senior Programs and Services:
860.441.6785

Post Office:
860.536.8143

Airports:

TF Green International Airport: 43 miles
Tweed New Haven Airport: 60 miles
Bradley International Airport: 64 miles
Boston Logan Int'l Airport: 93 miles
LaGuardia Airport: 137 miles
John F. Kennedy Int'l Airport: 147 miles

Town Information:

www.thisismystic.com

Chamber of Commerce:
www.mysticchamber.org

Airbnb Information

4 GUESTS • 2 BEDROOMS • 2 BEDS • 1 BATHROOM

About this space

Enjoy Mystic at your doorstep! Located above a locally owned, independent bookstore, The Book Nook has everything you'll need for a visit to our charming New England town.

Walkable to renowned restaurants, shops, Amtrak, Mystic Seaport, galleries and museums. A short drive to area beaches.

The space

Please make sure you have read the entire listing and rules (NO parties or gatherings of more than 5 people without prior approval).

This two bedroom, one bathroom apartment is located above a bookstore in the heart of Mystic. The kitchen is fully equipped with all the basics you'll need to cook a meal. There is a smart-TV in the living area, which allows you to log in to your Netflix, Prime, and Hulu accounts, and more. Linens and fresh towels are provided. A washer and dryer are available for use inside the apartment.

One flight of stairs must be climbed in order to reach the apartment. Unfortunately, there are no elevators on the premises.

Please know that if we notice any unsafe activities, rule-breaking, or suspicious behavior, we have the right to ask you to leave and will report you to Airbnb. If you're unsure about something or have any questions, please send us a message.

Guest access

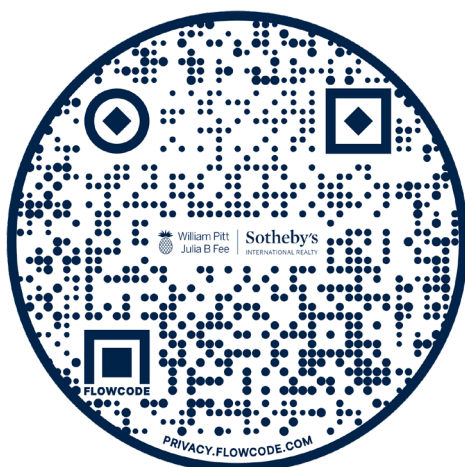
A private entrance with lockbox. Code will be provided prior to arrival.

Other things to note

Check in: Anytime after 3pm

Check out: No later than 11am

SCAN THE CODE BELOW
FOR MORE INFORMATION 



Disclosures

53 West main St
and Floor Apartment

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103



RESIDENTIAL PROPERTY CONDITION REPORT

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this report to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less, including cooperatives and condominiums, made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (Connecticut General Statutes Section 20-327c).

INSTRUCTIONS TO SELLERS:

1. You **must** answer **all** questions to the best of your knowledge.
2. You are required to identify and disclose any problems regarding the subject property.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include subject property address, seller's name and the date.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

A. SUBJECT PROPERTY Second floor apartment

- 1) Name of seller(s): 49-53 West main LLC
Investment Property
- 2) Street address, municipality, zip code: 8 Sound Shore Dr
Ste 140
Greenwich, CT 06830

YES NO UNK N/A B. GENERAL INFORMATION

- 3) What year was the structure built? 1947
- 4) How long have you occupied the property? April 2022 If not applicable, indicate with N/A.
- 5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: _____
- 6) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain: _____
- 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: (Flood Insurance start weather Shepley RI AE Zone)

Mystic office 41 Williams Avenue Mystic, CT 06355 860-536-5901 Seller Initial ACM Buyer Initials JC Judi Caracausa Revised 10/2021

Disclosures *(continued)*

YES NO UNK N/A	B. GENERAL INFORMATION (Continued)
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8) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If yes, explain: _____

9) Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: _____

10) Is the property located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain: _____

Note: Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable.

11) Is the property located in a special tax district? If yes, explain: _____

12) Is the property subject to any type of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain: _____

13) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain: _____

14) Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If yes, explain: monitoring well in process

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355 Seller Initials: AKH Buyer Initials: JC
 Mystic office 41 Williams Avenue Mystic, CT 06355 860-536-5900 Judi Caracausa

Disclosures *(continued)*

YES NO UNK N/A

C. LEASED EQUIPMENT

15) Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply:

- | | |
|---|---|
| <input type="checkbox"/> Propane fuel tank | <input type="checkbox"/> Water treatment system |
| <input type="checkbox"/> Water heater | <input type="checkbox"/> Solar devices |
| <input type="checkbox"/> Security alarm system | <input type="checkbox"/> Major appliances |
| <input type="checkbox"/> Fire alarm system | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Satellite dish antenna | |

YES NO UNK N/A

D. MECHANICAL/ UTILITY SYSTEMS

16) Fuel types? Distillate Oil Are you aware of any heating system problems? If yes, explain: _____

17) Hot water heater type? Electric Age: ? Are you aware of any hot water problems? If yes, explain: Furnace Room

18) Is there an underground storage tank? If yes, list the age of tank _____ and location: _____

19) Are you aware of any problems with the underground storage tank? If yes, explain: _____

20) During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed? Yes No
If yes, what was the date of removal 1/23 and what was the name and address of the person or business who removed such underground storage tank? _____

Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.

21) Air conditioning type: Central; Window; Other _____
Are you aware of any air conditioning problems? If yes, explain: _____

22) Plumbing system problems? If yes, explain: _____

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355

Seller Initials



Buyer Initials



Page 3 of 8

Mystic office

41 Williams Avenue Mystic, CT 06355 860-536-5900

Judi Caracausa

Disclosures *(continued)*

- 23) Electrical system problems? If yes, explain: _____

- 24) Electronic security system problems? If yes, explain: _____

- 25) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors _____ and whether there have been problems with such detectors: _____

- 26) Fire sprinkler system problems? If yes, explain: _____

YES NO UNK N/A	E. WATER SYSTEM
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
- 27) Domestic water system type: Public; Private well; Other _____
- 28) If public water:
 - a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage flat or metered? metered Provide the amount of the expense/fee APPRX 4000/quarter and explain: _____

 - b) Are there unpaid water charges? If yes, state amount unpaid: _____
- 29) If private well:
 - Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing: _____

- If public water or private well: Are you aware of any problems with the well or with the water quality, quantity, recovery, or pressure? If yes, explain: _____

YES NO UNK N/A	F. SEWAGE DISPOSAL SYSTEM
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- 30) Sewage disposal system type: Public; Septic; Cesspool; Other: _____

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355 Seller Initials:  Buyer Initials:  Page 4 of 8
 Mystic office 41 Williams Avenue Mystic, CT 06355 860-536-5911 Judi Caracausa

Disclosures *(continued)*

- 31) If public sewer:
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a) Is there a separate charge made for sewer use? If yes, is it flat or metered? _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b) If it is a flat amount, state amount _____ and due dates: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c) Are there any unpaid sewer charges? If yes, state the amount: _____ |
- 32) If private:
- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a) Name of service company: <u>Municipal</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b) Date last pumped: _____ Frequency of pumping during ownership: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c) For any sewage system, are there problems? If yes, explain: _____ |

YES NO UNK N/A	G. ASBESTOS/ LEAD
----------------	--------------------------

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 33) Are asbestos insulation or building materials present? If yes, location: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 34) Is lead paint present? If yes, location: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 35) Is lead plumbing present? If yes, location: _____ |

YES NO UNK N/A	H. BUILDING/ STRUCTURE/ IMPROVEMENTS
----------------	---

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 36) Is the foundation made of concrete? If no, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 37) Foundation/slab problems or settling? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 38) Basement water seepage/dampness? If yes, explain amount, frequency and location: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 39) Sump pump problems? If yes, explain: _____ |

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355 Seller Initials JCM Buyer Initials JC Page 5 of 8
 Mystic office 41 Williams Avenue Mystic, CT 06355 860-536-5900 Judi Caracausa

Disclosures *(continued)*

40) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, disclose the testing or inspection method, the areas or locations that were tested or inspected, the results of such testing or inspection and attach a copy of the report concerning such testing or inspection. If no report is available, provide name of entity that performed testing and describe results of such testing:

41) Do you have knowledge of any repairs related to a foundation on the property? If yes, describe such repairs, disclose the areas repaired and attach a copy of the report concerning such repairs:

42) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain:

43) Roof type: Rubber ; Age: ?

44) Roof leaks? If yes, explain:

45) Exterior siding problems? If yes, explain:

46) Chimney, fireplace, wood or coal stove problems? If yes, explain:

47) Patio/deck problems? If yes, explain:

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

48) If patio/deck is constructed of wood, is the wood treated or untreated? _____

49) Driveway problems? If yes, explain:

50) Water drainage problems? If yes, explain:


51) Interior floor, wall and/or ceiling problems? If yes, explain:

52) Fire and/or smoke damage? If yes, explain:

53) Termite, insect, rodent or pest infestation problems? If yes, explain:

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355
 Mystic office

Seller Initials 

Buyer Initials 

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Judi Caracausa

Disclosures *(continued)*

- 54) Rot or water damage problems? If yes, explain: _____
- 55) Is the structure(s) insulated? If yes, type: _____; location: _____
- 56) Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such testing: _____
- 57) Is there a radon control system in place? If yes, explain: _____
- 58) Has a radon control system been in place in the previous 12 months? If yes, explain: _____

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: _____

Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at: www.ct.gov/dcp

IMPORTANT INFORMATION

(A) Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

(B) Statements Not to Constitute a Warranty

Any representations made by the seller on the written residential property condition report shall not constitute a warranty to the buyer.

(C) Nature of Report

This Residential Property Condition Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

(D) Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the Department of Public Safety.

(E) Building Permits and Certificates of Occupancy


Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

(F) Home Inspection

Buyers should have the property inspected by a licensed home inspector.

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355
Mystic office

Seller Initial  41 Williams Avenue Mystic, CT 06355 860-536-5

Buyer Initials 

Judi Caracausa

Page 7 of 8

Disclosures *(continued)*

(G) Concrete Foundation

Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

(H) Dam

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.

(I) Buyer's Certification

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and that this report does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

Date _____ Buyer Buyer _____
Signature Print Name


Date _____ Buyer Buyer _____
Signature Print Name

(J) Seller's Certification

To the extent of the seller(s) knowledge as a property owner, the seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the seller authorizes the brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.

Date 04/04/2024 Seller Seller 49-53 WEST MAIN ST LLC
Signature Print Name

Date 4/5/24 Seller Seller 49-53 WEST MAIN ST LLC
Signature Print Name

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355 Seller Initials Buyer Initials Page 8 of 8
Mystic office 41 Williams Avenue Mystic, CT 06355 860-536-5900  Judi Caracausa

Inclusions / Exclusions

Property Inclusions/Exclusions Rider page 1 of 1



PROPERTY INCLUSIONS / EXCLUSIONS RIDER Connecticut REALTORS®, Inc.



Property Address: 53 WEST MAIN STREET, MYSTIC, CT 06355 Town GROTON

THIS IS NOT A WARRANTY BY THE SELLER OF THE CONDITION OF THE PERSONAL PROPERTY ON THIS STATEMENT.

*Inc = Includes; Ex = Excludes; NA = Not Applicable

Inc	Ex	NA	APPLIANCES	Inc	Ex	NA	EXTERIOR ITEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air conditioner ___ unit(s) <i>HVAC</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage door opener(s) & Remotes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes dryer <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas grill
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes washer <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot tub & equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other outbuildings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Play equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool & pool equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage shed(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hood for oven range <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm door(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven range <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fence(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Invisible Pet Fence, Equipment & Collars
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add'l refrigerators/freezers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite dish
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Panels*

Inc	Ex	NA	INTERIOR ITEMS	Inc	Ex	NA	MISCELLANEOUS ITEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alarm/Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Firewood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blinds & shades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generator
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtains/drapes <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted Shelving
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtain Rods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Shelving
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carbon monoxide detector(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees & shrubs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpeting <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling fans <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Workbenches
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating Stove(s) _____				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace items				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting fixtures incl. chandeliers <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OTHER ITEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detector(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Mirrors <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted T.V. Brackets <i>apt</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smart Home Devices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

*If you have solar panels this will be addressed on a separate rider.

If there are any known issues with any of the items above, please explain below (attach additional sheets if necessary):

Additional Seller Comments (include clarification on any items above):

Nicholas C. Moore copying verified NOV 20 11 12 AM EDT '07 11/5/07 [Signature]
Date Seller Date Seller

Buyer hereby accepts the above information as presented by the Seller or if there are to be any changes to the above information those changes are to be noted here and would need to be agreed to by Seller(s) initialing below.

Date Buyer _____ If Changes Made: Date Seller _____ Date Seller _____

Date Buyer _____

Lead Disclosure

SALES

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check (i) or (ii) below**):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (**check (i) or (ii) below**):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (**list documents below**):

Name of Document(s)	Author	Date

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Purchaser has (**check (i) or (ii) below**):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Nicholas C. Moore dotloop verified 04/02/24 11:53 AM EDT 1W7D-LY7K-CAG-0P2M

Seller Date

Purchaser Date

Purchaser Date

Judi Caracausa dotloop verified 04/02/24 4:45 PM EDT BUNN-TCIK-MOS-MZ7J

Agent Date

[Signature] 4/5/24
Seller Date

Purchaser Date

Purchaser Date

Agent Date

53 WEST MAIN STREET, GROTON, CT 06355

Address of Property/Unit

Utilities Information



Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355 Usage Year: 2023/2024

Please help us market your home by providing the following information regarding your usage for the past 12 months.

Utility	Vendor Name	Vendor Phone	Seller Improvements Made to Property			Date
ELECTRIC	EVERSOURCE					
OIL	DENSMORE					
PROPANE	N/A					
WATER	AQUARIAN					
INTERNET/TV	COMCAST					
INSURANCE	ORION (LAND BROKERS OUTLET)			BUILDING + FLOOD =	STARBUCKS	SHIPLEY, RI
Month	Electric Cost	Oil Cost	Propane Cost	Water Cost	Internet/TV Cost	Insurance Cost
Jan.						
Feb.						
Mar.						
Apr.						
May						
Jun.						
Jul.						
Aug.						
Sept.						
Oct.						
Nov.						
Dec.						
Total						

Indicate location of:

Septic N/A Municipal Sewer

Well N/A Municipal Water

Oil tank Above ground Rear of Property

Propane tank N/A

CO2 Detectors throughout Yes

Smoke Detectors '' Yes

PLEASE NOTE THAT UTILITIES MUST BE ADJUSTED PRIOR TO CLOSING. PLEASE CONTACT YOUR SERVICE PROVIDERS ONE WEEK PRIOR TO CLOSING TO TRANSFER SERVICE.

**Attorney Representing you: Name: Nicole Micklich
 Office Number: 401-596-7251
 Email: Nicole.micklich@ulmlawfirm.com

- Fire Alarm - Consolidated, Hartford, CT
- Security Lights
- Electrical Panel in Utility Room
- Densmore Oil installing a new small portable generator

Earnings Summary

JANUARY 01, 2023 - DECEMBER 31, 2023

USER ID: 8748805

REPORT GENERATED: APRIL 09, 2024

Accounts

PAYMENT METHOD / ACCOUNT	GROSS EARNINGS	AIRBNB SERVICE FEES	TOTAL PAID
PayPal: c****2@gmail.com (USD)	\$9,377.00	\$281.31	\$9,095.69
49-53 West Main LLC, Checking *****5750 (USD)	\$45,156.76	\$1,211.88	\$43,944.88
Total	\$54,533.76	\$1,493.19	\$53,040.57

Listings

LISTING	RESERVATIONS	NIGHTS	GROSS EARNINGS	AIRBNB SERVICE FEES	TOTAL PAID
The Book Nook - Apartment Above a Bookstore	74	84	\$45,156.76	\$1,211.88	\$43,944.88
Quintessential Vermont Renovated Farmhouse	10	31	\$9,377.00	\$281.31	\$9,095.69
Total	84	215	\$54,533.76	\$1,493.19	\$53,040.57

Commercial Property Card

Parcel ID	Location	Zoning	Deed Book/Page	Acres
261918308883	49 WEST MAIN ST	MDD	1275/1044	0.17
District	Use Code			
MYSTIC	MULTI-USE COMMERCIAL			

Current Owner

49-53 WEST MAIN LLC
8 SOUND SHORE DR STE 140
GREENWICH CT 06830

Property Picture



Building Information

Building No:	1
Year Built:	1947
No of Units:	2
Structure Type:	MIXED RES/COMM
Building Total Area:	6742 sqft.
Grade:	B+
Identical Units:	1

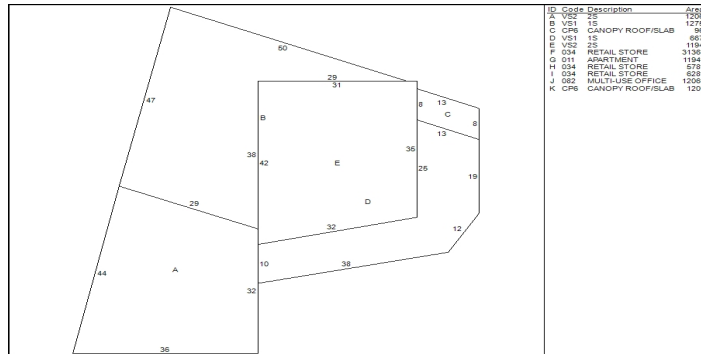
Valuation

Land:	\$422,200
Building:	\$860,200
Total:	\$1,282,400
Total Assessed Value:	\$897,680

Recent Sales

Book/Page	Date	Price
704/900	2000-01-12 00:00:00.0000000	\$0
818/493	2003-05-15 00:00:00.0000000	\$0
818/494	2003-05-15 00:00:00.0000000	\$0
818/496	2003-05-15 00:00:00.0000000	\$0
818/498	2003-05-15 00:00:00.0000000	\$0

Building Sketch



Sketch Legend

---	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFP	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.5MA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.5FR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	RETAIL STORE	FRAME	WOOD JOIST	UNIT HEAT	NONE	GOOD
02 - 02	APARTMENT	FRAME	WOOD JOIST	ELECTRIC	NONE	GOOD
01 - 01	RETAIL STORE	BRICK VENEER	WOOD JOIST	HOT AIR	NONE	GOOD
01 - 01	RETAIL STORE	CONCRETE BLOCK	WOOD JOIST	UNIT HEAT	NONE	GOOD
02 - 02	MULTI-USE OFFICE	BRICK VENEER	WOOD JOIST	ELECTRIC	NONE	GOOD

For more information, please contact:



JUDI CARACAUSA

THE MARKET TEAM
OF WILLIAM PITT SOTHEBY'S INTERNATIONAL REALTY

Licensed Associate Real Estate Broker

o 860.572.1155 | m 860.912.9903

buymystic@aol.com

jcaracausa@williampitt.com

Mystic Brokerage at Mystic River Park
28 Cottrell Street, Mystic CT 06355

Offered at \$3,495,000



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