

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

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In re:

Chapter 7

BUTH-NA-BODHAIGE, INC.,

Case No.: 24-10392 (DSJ)

Debtor.
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**BROKER'S REPORT IN SUPPORT OF
CONFIRMATION OF RESULTS OF PUBLIC SALE**

I, David T. Finger, declare as follows:

1. I am the Managing Director at Cushman & Wakefield U.S., LLC ("Cushman"), a Missouri corporation with offices at 1 Fenton Main Street, Suite 480, Cary, North Carolina 27511.
2. Cushman, the Trustee's retained real estate broker, submits this report in support of confirmation of the results of the public sale of the Debtor's real property located at 5036 One World Way, Wake Forest, North Carolina 27587 (the "Real Property").
3. On July 16, 2024, the Court entered an Order (ECF Doc No. 90) (the "Bidding Procedures Order") authorizing, among other things, the bidding procedures for the Trustee's public sale of the Real Property (the "Sale").
4. Both prior to and after the entry of the Bidding Procedures Order, Cushman, on behalf of the Trustee, embarked on a marketing campaign for the Sale. That campaign included outreach to thousands of commercial real estate investors and users of industrial properties, production and dissemination of detailed and comprehensive offering materials including financial modeling, and property tours.
5. As a result of Cushman's efforts, thirty-six (36) parties executed non-disclosure agreements to and viewed the materials in the data room for the Sale maintained by Cushman, and Cushman conducted ten (10) tours and inspections of the Real Property to interested parties.



6. Ultimately, the Trustee received one bid package (in addition to the approved stalking horse bidder) and accompanying good faith deposit in compliance with the Bidding Procedures Order, and the Trustee qualified two bidders at the Sale (the “Qualified Bidders”).


7. On September 12, 2024, the Trustee, with the assistance of Cushman, conducted the Sale via Zoom with Qualified Bidders. After the Sale, the Trustee, in consultation with Cushman and his other advisors, determined that the bid received by Capital One World Property, LLC (the “Successful Bidder”) in the amount of \$12,700,000 was the highest and/or best bid at the Sale (the “Successful Bid”).

8. To the best of my knowledge, all bids were submitted in good faith and at arms-length, and there was no collusion between the Qualified Bidders, the Trustee, the Trustee’s professionals, or any other party regarding the Sale.

9. Based on the foregoing, I submit that the Successful Bid should be confirmed by this Court, and the Trustee should be permitted to close on the sale of the Real Property to the Successful Bidder.

10. I declare under penalty of perjury that the foregoing is true and correct.

Dated: Cary, North Carolina
September 12, 2024


David T. Finger
Managing Director