

## Goldflam of Highcap Group chosen to sell 2,079-acre Lost Lake Resort in Monticello

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Monticello, NY According to Josh Goldflam, co-founder & principal of Manhattan-based investment sales firm Highcap Group, he has the exclusive listing for the sale of the property known as Lost Lake Resort. The property is located 90 minutes north of Manhattan in the Catskill Mountains and is strategically located just 4 miles away from the famous Monticello Raceway & Motor Club and the new \$1 billion 18-story Resorts World Casino & Resort.

This property consists of a master planned 2,079 acres in the Catskill Mountains and comes full permitted with shovel ready approved plans for the largest subdivision ever approved in the history of the State of New York. Upon completion, the property will have 2,577 home lots, 30 single family cottages, 40 multi-family buildings, and a 32 room Inn with 28,000 s/f and waterfront views. This gated community will feature an 18 hole Jack Nicklaus designed golf course, boat dock for lake

activities, and a 1,000 acre wildlife preserve with observation stations, pedestrian trails & parks, and access to private rivers/streams in the same places where fly-fishing was invented. The property will also include an amenity village which will feature a 10,500 s/f golf clubhouse with pro shop and upscale restaurant with full service bar; an 8,000 s/f conference center with ability to host functions up to 80 people; a 7,000 s/f spa and fitness center with locker rooms and saunas; marina and beach facilities; a pool and bath house; tennis courts and cabanas; and a sales office for new home and apartment sales.

One of the biggest draws to this location is the nearby attractions which are plentiful. The biggest of all is the new \$1 billion 18-story Resorts World Catskills Casino & Resort which is located 4 miles and five minutes away from the property. This brand new Vegas style complex features a 100,000 s/f casino floor including 150 live table games, 2,150 slot machines, a poker room, private gaming saloons and a sportsbook.

Kartrite Resort and Water Park is another nearby attraction which is scheduled to open in 2019 and will be the largest water park in the State of New York, spanning over 2 acres and featuring 15 slides & coasters, wave pools, lazy rivers, an indoor beach and multi-level playground with cabanna rentals. Also, Legoland New York is currently being developed 30 mins away in Goshen, NY, and will be opening in 2020. It will feature a full-fledged lego built theme park over 500 acres featuring over 50 rides, shows and attractions.

Last but not least is the famous Monticello Motor Club & Raceway, featuring 4.1 miles of operations race track offering entertainment and an array of services & amenities including professional instruction, track side support, premium car storage, race car rentals, a complete karting facility, an expansive off-road course, private race schools for novice to experienced track enthusiasts, corporate entertainment, and fine dining.

An official asking price has not been set, but ownership has called for all best offers to be presented as soon as possible.

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