

# GROCERY OUTLOT CENTER

9380-9396 W 159TH STREET, ORLAND PARK, IL 60462

100% OCCUPANCY | LIKE NEW CONDITION | LOCATED IN A RETAIL HUB | AFFLUENT DEMOGRAPHIC



Marcus & Millichap  
SHARKO | WEISENBECK | MENDOZA  
GROUP



**Jewel-Osco**  
1.4M Annual Visitors  
(Placer.ai)



**Subject Property**

 **S 94th Avenue**  
**13,600 VPD**

 **W 159th Street**  
**35,000 VPD**





**TARGET**  
1.7M Annual Visitors  
(Placer.ai)



**LOWE'S**  
574.1K Annual Visitors  
(Placer.ai)

 S 94th Avenue  
13,600 VPD

**Subject Property**



 W 159th Street  
35,000 VPD





9380-9396 W 159TH STREET,  
ORLAND PARK, IL 60462



**\$2,945,000**

LIST PRICE



**7.75%**

CAP RATE



**\$408.74**

PRICE / SF



**\$228,285**

NET OPERATING INCOME

Price	\$2,945,000
Cap Rate	7.75%
Price/ SF	\$408.74
Gross Leasable Area	7,205 SF
Year Built   Renovated	1995   2024
Lot Size	0.83 Acres +/-
Parcel Numbers	27-15-301-031-0000
Parking	36 Surface Spaces +/-
Current Rent	\$228,285
Total Reimbursements	\$107,507
Effective Gross Income	\$335,792
Expenses	\$107,507
<b>NOI</b>	<b>\$228,285</b>

**FINANCIAL SUMMARY**

**PROPOSED FINANCING**

LTV	70%	Debt Coverage Ratio	1.40
Interest Rate   Amortization	6.25%   25 Years	Net Cash Flow After Debt Services   Return %	\$65,096   7.37%
Down Payment	\$883,500	Principal Reduction	\$35,346
First Trust Deed/Mortgage	\$2,061,500	Total Return   Return %	\$100,442   11.37%
Debt Service	\$163,189		

# CASH FLOW YR 1 - STARTING 4/1/2025

Base Rent	Current	Per SF
Occupied Space	\$228,285	\$31.68
Available Space	-	-
<b>Gross Potential Rent</b>	<b>\$228,285</b>	<b>\$31.68</b>
Expense Reimbursements		
Real Estate Taxes	\$80,610	\$11.19
Insurance	\$4,149	\$0.58
CAM	\$21,215	\$2.94
Administrative Fee	\$1,533	\$0.21
<b>Total Expense Reimbursements</b>	<b>\$107,507</b>	<b>\$14.92</b>
<b>Effective Gross Income</b>	<b>\$335,792</b>	<b>\$46.61</b>
Expenses		
Real Estate Taxes	\$80,554	\$11.18
Insurance	\$4,146	\$0.58
CAM	\$21,201	\$2.94
Administrative Expense	\$1,607	\$0.22
<b>Total Expenses</b>	<b>\$107,507</b>	<b>\$14.92</b>
<b>Net Operating Income</b>	<b>\$228,285</b>	<b>\$31.68</b>

CAM	Current	Per SF
Landscaping	\$4,920	\$0.68
Snow Removal	\$3,419	\$0.47
Common Roadway Maintenance	\$2,694	\$0.37
Storefront Repairs	\$2,400	\$0.33
Trash Removal	\$1,631	\$0.23
Common Electric	\$1,354	\$0.19
Paving	\$1,350	\$0.19
Fire & Security	\$1,168	\$0.16
Alarm Monitoring	\$1,068	\$0.15
Common Water/Sewer	\$577	\$0.08
Common Heater Repair	\$441	\$0.06
Backflow Maintenance	\$180	\$0.02
<b>Total CAM</b>	<b>\$21,201</b>	<b>\$2.94</b>

CAM BREAKDOWN

# REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Administrative Fee	PSF	Gross Income
Thrive Pet Healthcare	\$35,802	\$1,843	\$9,423	\$563	\$14.88	\$47,630
Peppo's Subs	\$16,838	\$867	\$4,432	\$530	\$15.06	\$22,666
American Mattress	\$27,970	\$1,439	\$7,361	\$440	\$14.88	\$37,211
<b>Total</b>	<b>\$80,610</b>	<b>\$4,149</b>	<b>\$21,215</b>	<b>\$1,533</b>	<b>\$14.92</b>	<b>\$107,507</b>

# RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	Increase			
Thrive Pet Healthcare Retail, Suite 9380	3,200	44.41%	12/28/2022	12/31/2032	10 Years	Base	Current	\$9,600	\$115,200	\$36.00	-	50%	2, 5-Yr	Net
						-	1/1/2028	\$10,560	\$126,720	\$39.60	10%			
						Option 1	1/1/2033	\$11,616	\$139,392	\$43.56	10%			
						Option 2	1/1/2038	\$12,778	\$153,331	\$47.92	10%			

Notes: Tenant has a three percent cap on CAM, excluding snow removal, trash removal, OEA assessments, and utility costs. If tenant's gross revenues at leased premises are less than \$1,000,000 during the seventh lease year of the initial term, tenant shall have the right to terminate this lease with 120 days notice to landlord.

Peppo's Subs Retail, Suite 9386	1,505	20.89%	10/10/2024	10/31/2029	5 Years	Base	Current	\$4,013	\$48,160	\$32.00	-	21%	3, 5-Yr	Net
						Option 1	11/1/2029	\$4,415	\$52,976	\$35.20	10%			
						Option 2	11/1/2034	\$4,856	\$58,274	\$38.72	10%			
						Option 3	11/1/2039	\$5,342	\$64,101	\$42.59	10%			

American Mattress Retail, Suite 9392	2,500	34.70%	8/1/2017	7/31/2027	10 Years	Base	Current	\$5,410	\$64,925	\$25.97	-	28%	2, 5-Yr	Net
						Option 1	8/1/2027	\$5,519	\$66,225	\$26.49	2%			
						Option 2	8/1/2032	\$6,469	\$77,625	\$31.05	17%			

Occupied	7,205	100%						\$228,285	\$31.68				
Vacant	-	-						-	-				
<b>Total</b>	<b>7,205</b>	<b>100%</b>						<b>\$228,285</b>	<b>\$31.68</b>				

# 100%

Occupied



Affluent  
Demographics



Heavily  
Traveled



Hard Corner  
Location



Abundance of  
Retailers

## INVESTMENT HIGHLIGHTS

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- **100% Occupied Three-Tenant Net-Leased Center**
  - American Mattress has Been at the Center Since 2017 with Nearly Three Years Remaining and Two, Five Year Options
  - Peppo's Subs Started a New Five Year Lease in 2024
  - Thrive Pet Healthcare has Eight Years of Lease Term Remaining
- **Building Offers Multiple Capital Improvements**
  - New Roof with 15 Year Warranty
  - New Parking Lot
  - New Sidewalks
  - New HVAC Units (with the Exception of One Underutilized Unit)
- **Outlot to Jewel-Osco and Located in the Heart of the Retail District**
  - Jewel-Osco Attracts 1.4M Annual Visitors (Placer.ai)
    - › This Jewel is Reported to be the Largest Format Jewel in Chicago
  - Positioned Across the Street from a Walmart Supercenter Which has 2.6M Annual Visitors
  - 1.2 Miles from Orland Square Shopping Mall | 6.2M Annual Visitors (Placer.ai)
    - › Notable National Brands such as Macy's, Von Maur, Apple, Cheesecake Factory, etc.
  - 1.2 Miles from Orland Park Place Shopping Mall | 4.7M Annual Visitors (Placer.ai)
    - › Notable National Brands such as Dick's Sporting Goods, DSW, Nordstrom Rack, Kohl's, etc.
  - 2.7 Miles from Orland Park Crossing Shopping Mall | 2.3M Annual Visitors (Placer.ai)
    - › Notable National Brands such as Mariano's, Talbots, Chico's, White House Black Market, P.F. Changs, etc.
- **Situated at a Signalized Hard Corner Intersection | Easily Accessible**
  - Located at the Intersection of W 159th Street and S 94th Avenue, Which Experiences A Daily Traffic Volume of 48,600 Combined Vehicles
  - 0.5 Miles from 96th Avenue Which Sees 33,600 Vehicles Daily
  - Features a Bus Stop Directly in Front at 159th St & 94th Ave, Served by Pace Bus 364
- **Affluent Location with a High Population**
  - Average Household Income of \$126,172 Within a Five Mile Radius
  - Estimated Population of 177,985 Within a Five Mile Radius in 2023
  - Daytime Population of 169,034 Within a Five Mile Radius

- **A Premier Shopping & Dining Destination in Chicago's Southwest Suburbs**

- 30 Miles Southwest of Downtown Chicago
- Annual Retail Sales of \$1.67 Billion | Fifth Highest of Any Chicagoland Suburb
  - › Orland Square Mall | 6.2M Annual Visitors (Placer.ai)
  - › Orland Park Crossing | 2.3M Annual Visitors (Placer.ai)
  - › Orland Park Place | 4.7M Annual Visitors (Placer.ai)
- Over 12 Million Square Feet of Commercial Space that Supports a Trade Area Population of 850,000+ | Nearly 3,000 Businesses

- **Easily Accessible**

- Direct Access to Interstate 80, Route 6 and Route 45
- Three Metra Stations
  - › SouthWest Service at 143rd Street, 153rd Street, and 179th Street.
  - › 844,566 Passangers in 2023, Up 51.74% From Previous Year



(GRADES FROM NICHE.COM)

- **Local Attractions: Parks, Entertainment and More**

- Local Area Attractions Include Centennial Water Park, Arbor Lake Park, Marcus Orland Park Cinema, 65 Parks, 63 Miles of Trail System, Concert Series, Fests and More

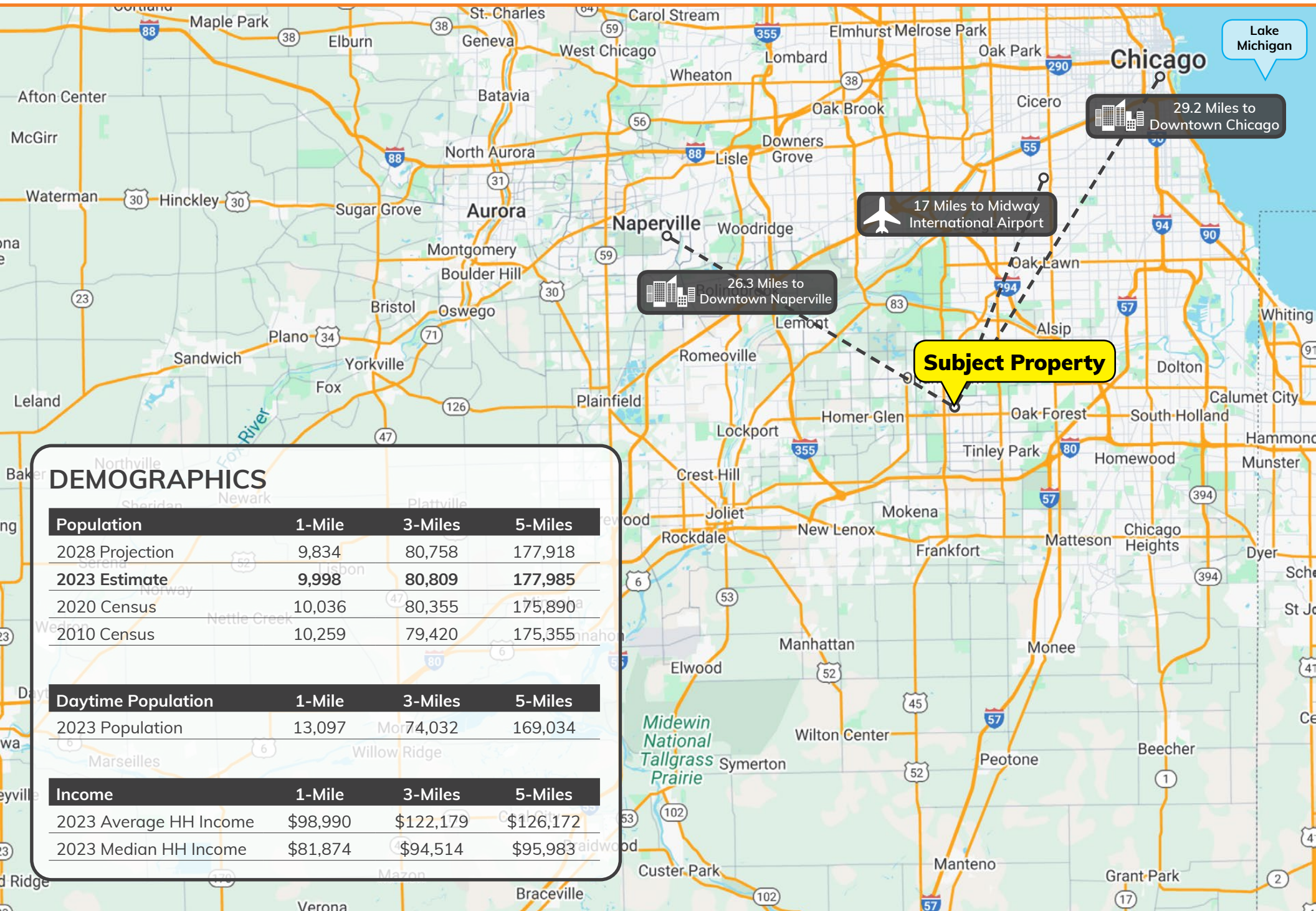
- **Continued Development Throughout the City**

- Edwards Realty is Developing 9.15 Acres in Downtown Orland Park into a Pedestrian-Friendly, Mixed-Use Downtown Environment for \$33 Million
- Located North of Interstate 80, the Regional Mixed-Use Campus (RMC) District is Intended to Develop as a High-Intensity, Interrelated Live/Work/Learn/Play District
- Orland Park Officials Announced Plans for \$100 Million in New Construction, Rehabilitation, and Infrastructure Improvements for the 2024-2025 Construction Season
- Orland Park Currently Has 9 Economic Development Incentive Programs Ranging From Commercial Impact to Outdoor Dining Expansion Programs

- **Lowered Property Taxes**

- Due to New Developments, the City Anticipates a 12.31% Decrease in the Property Tax Rate
- Since 2016 it has Decreased by 21.98%

# REGIONAL MAP



## DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2028 Projection	9,834	80,758	177,918
<b>2023 Estimate</b>	<b>9,998</b>	<b>80,809</b>	<b>177,985</b>
2020 Census	10,036	80,355	175,890
2010 Census	10,259	79,420	175,355

Daytime Population	1-Mile	3-Miles	5-Miles
2023 Population	13,097	74,032	169,034

Income	1-Mile	3-Miles	5-Miles
2023 Average HH Income	\$98,990	\$122,179	\$126,172
2023 Median HH Income	\$81,874	\$94,514	\$95,983

# AERIAL



**JOANN**  
ULTA GOLF GALAXY  
STARBUCKS

DISCOVERY CLOTHING COMPANY  
sleep number  
DXL MENS APPAREL

S 94th Avenue  
13,600 VPD

FedEx Office  
L.A. TAN ATHLETICO  
PHYSICAL THERAPY

FIVE GUYS BURGERS and FRIES  
UNCLE JULIO'S MEXICAN from Scratch

LOWE'S

Jewel-Osco  
1.4M Annual Visitors (Placer.ai)

jiffy lube H&R BLOCK  
verizon Firestone  
AutoZone

Quest Diagnostics  
edible

TARGET  
1.7M Annual Visitors (Placer.ai)

Binny's BEVERAGE DEPOT  
CVS

Calver's

McDonalds

Subject Property

96th Avenue  
33,600 VPD

W 159th Street  
35,000 VPD

BANK OF AMERICA  
AspenDental  
X GOLF Game Stop  
SUPERCUTS  
BUFFALO WILD WINGS at&t  
MATTRESS FIRM

PET SUPPLIES PLUS BELLE TIRE  
DISCOUNT TIRE Once upon a child  
physicians immediate care Papa

K Shell

Pep Boys

five BELOW Burger King  
ALDI TACO BELL  
FIAT PET SMART SUBWAY

Walmart Supercenter  
2.6M Annual Visitors (Placer.ai)

SportClips HAIRCUTS  
enterprise rent-a-car  
KUMON KID  
chiro one wellness centers  
duly  
mb



# AERIAL

**TRADER MATTRESS**  
**JOE'S FIRM**  
**DAVID'S BRIDAL**  
**Party City**

Orland Square Shopping Mall  
6.2M Annual Visitors (Placer.ai)  
**SEPHORA JCPenney**  
**VON MAUR macy's**  
**ALDO H&M Bath & Body Works**  
**WORKSHOP LUSH FRESH HANDMADE COSMETICS**

**Michael's Office DEPOT**  
**Orangetheory FITNESS**  
**WHOLE FOODS MARKET**  
**SKECHERS**  
**PANCAKE HOUSE**

Orland Center School  
388 Students

Orland Park Place Shopping Mall  
4.7M Annual Visitors (Placer.ai)  
**ROSS DICK'S HOBBY LOBBY**  
**NORDSTROM**  
**rack Ashley Marshalls**  
**KOHL'S BARNES & NOBLE**

**PNC**  
**LOWE'S**  
**WALTER E. SMITHE**  
**Star's Donuts**  
**Red Robin**  
**Darvin FURNITURE & MATTRESS**  
**JARED The Galleria Of Jewelry**

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**MAZDA**  
**INFINITI**  
**KIA**  
**VW**

**ULTA BEAUTY**  
**DOLLAR TREE**  
**SHOE CARNIVAL**  
**BOB'S DISCOUNT FURNITURE**  
**The UPS Store**  
**VCF VALUE CITY FURNITURE**  
**carter's**  
**BEST BUY**  
**petco**

**Subject Property**



## TENANT PROFILE



- Founded in 1988
- Company Founded by Two Former Mattress Store Employees
- Chicago's Only Family Owned and Operated Mattress Stores
- 45 Locations in Illinois, 15 in Indiana, 19 in Michigan, 1 in Wisconsin, 1 in Missouri and 4 in Florida
- Over 30 Years in the Business
- They Offer Brands like Serta, Purple, Sealy, and Tempur-Pedic in Sizes Ranging From Twin to California King



85  
Locations



30+ Years  
Experience



Regional  
Tenant



Family Owned  
and Operated



[AMERICANMATTRESS.COM](http://AMERICANMATTRESS.COM)

Tenant/Guarantor: American Mattress, Inc.

## TENANT PROFILE

# thrive

## PET HEALTHCARE

- Exceptional Primary, Specialty, and Emergency Veterinary Care
- Locally Owned with Access to Nationwide Support and the Latest Advancements in Pet Healthcare
- 1.4M Pets Served Annually
- Over 380 Locations in 37 States in the U.S.
- 16 Locations in Illinois
- Founded in 2003 and Headquartered in Austin, Texas
- Offers a Membership Program Which Provides Unlimited Free Exams and Savings on Care with 10% off Vaccines, Diagnostics, Dental Services, and More

Tenant/Guarantor: National AVC, LLC



380+  
Locations



Expanding  
Tenant



National Tenant  
37 States



1.4M Pets  
Served Annually



[THRIVEPETCARE.COM](http://THRIVEPETCARE.COM)



# TENANT PROFILE



- Small Family Business Found by US Army Veteran, Jim Peplowski
- First Location Opened in 1976 in Palos Hills, IL, in a 550 SF Space
- Strong Emphasis on Service and Patriotism
- Currently Operating Two Locations in Illinois, with Another Location in Bedford Park, Illinois Coming Soon
- Known for Their Signature “Guts” Sandwich Topping, Which Features Diced Pickles, Tomatoes, and Onions, Seasoned with Peppo’s Special Blend and Finished with Peppo’s Vinegar and Oil



Franchise



48 Years Experience



Regional Tenant



2 Locations

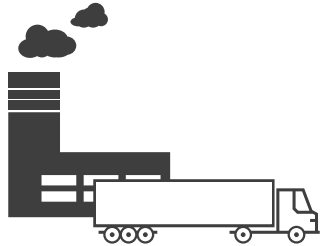


Tenant/Guarantor: Peppo's of Orland Park LLC

[PEPPOSSUBS.COM](http://PEPPOSSUBS.COM)

# CELEBRATING, AND GROWING, ILLINOIS' \$1 TRILLION ECONOMY

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1 trillion in annualized economic activity; the fifth highest GDP in the nation. In 2023, Illinois' income was \$890 billion.



Illinois' infrastructure, location and support are why the state ranks **4th in the U.S.** in total number of transportation and warehousing establishments and **1st in the Midwest.**

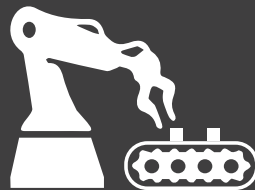


If Illinois were a country, we would have the **24th largest economy** in the world.



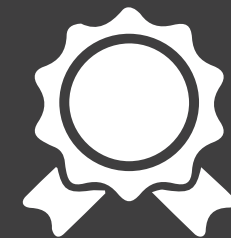
Chicago's MSA has the third largest population in the U.S. and serves as a central transportation hub with one of the most diverse economies and well-educated workforces in the country.

## WHY ILLINOIS?



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

Illinois Ranks **#2** in nation for corporate expansions and relocations for the second year. 382 companies relocated or expanded in Illinois in fiscal year 2023.



Illinois is among the leading states in national economic development rankings, including Site Selection Magazine, CNBC's Top States for Business and more.



# ILLINOIS 2023 ECONOMIC DEVELOPMENT MILESTONES

- **In 2023, EDGE & REV Incentivized Investments Tripled to Nearly \$3 Billion Since 2022**
  - Over the course of a year, the number of new jobs created by Economic Development for a Growing Economy (EDGE) and Reimagining Energy and Vehicles (REV) jumped nearly 60 percent
  - In addition to REV and EDGE, in 2019 Governor Pritzker enacted incentives to attract data centers, and Illinois saw investments in that industry topping \$1.5 billion in 2023 (up from \$500 million in 2022), including the opening of Meta's new \$1 billion DeKalb data center.
- **Illinois Earned Nine Credit Rating Upgrades Since June 2021**
- **Record Support for Small Businesses Through the Advantage Illinois Program**
  - \$35.7 million to small businesses - nearly 1.5 times the number of loans issued in 2022 and the most loans issued in a year since the program's inception in 2012.
- **Illinois Achieved Record Hotel Revenue in FY23**
  - In FY23, Illinois reached its highest-ever hotel revenue figures (\$308 million) - surpassing the pre-pandemic record in FY19. According to the latest available data, Illinois welcomed 111 million visitors who spent \$44 billion in 2022 - representing 14 million additional travelers spending \$12 billion more than calendar year 2021.
- **Now Among Leading States in National Economic Development Rankings**
  - In 2023, Illinois topped the lists of major economic development rankings, including Site Selection Magazine, CNBC's Top States for Business and more. Highlights include:
    - #1 in Midwest for workforce development (Site Selection Magazine)
    - #2 state in the nation for corporate investments, with Chicago clocking in as the top metro in the country for corporate investments for the 10th year in a row (Site Selection Magazine)
    - CNBC Rankings:
      - › #2 in the nation for infrastructure (up from #3 in '22)
      - › #2 in the nation for education (up from #6 in '22)
      - › #6 in the nation for access to capital (up from #8 in '22)
      - › #9 in the nation for cost of living (up from #20 in '22)
- **Illinois Announced Record-High Film Expenditures for 2022**
  - Nearly \$700 million for 2022 - \$130 million more than pre-pandemic levels in 2019.
- **Ranked Fifth in the Nation for Pre-K Through Grade 12 Education**
  - Also continue to beat national trends in higher education, with enrollment in our public universities increasing for the third consecutive year.

# CHICAGO, IL

- **Third Largest City in the United States**
  - Estimated Population of Over 2.7 Million People
  - Comprised of 77 Community Areas
- **Major Transportation Network**
  - Chicago Transit Authority (CTA) Operates the Nations Largest Public Transportation System
    - › Provides More Than 450 Million Bus and Train Rides
  - Two International Airports | O'Hare and Midway
  - Pace Bus Services | Metra and Amtrak Rail
  - A Biking City | In 2022, Chicago Recorded a Record-Breaking 6.3 Million Bike and Scooter Trips
- **Logistics and Business Hub | 30+ Fortune 500 Companies are Headquartered in Chicago**
  - Tech Giants Such as Google, LinkedIn and Salesforce All have Offices in the City
    - › Google is Beginning Construction of a New Massive Office in 2024 | Expected to be Completed by 2026
  - Often Recognized as Having One of the Best Transportation, Distribution, and Logistics (TDL) Ecosystems in the World
  - The Largest Convention Center in the Western Hemisphere, McCormick Place | Three Million Annual Visitors
- **Tourist Destination for All Interests | Chicago Hosted 48.9 Million Visitors in 2022, a 60% Increase from 2021**
  - Chicago Visitors Spent Nearly \$17 Billion in 2022
  - Tourist Attractions Include Willis Tower, Millennium Park, Navy Pier, Art Institute of Chicago, Museum of Science and Industry, Adler Planetarium, Buckingham Fountain, Lincoln Park Zoo, and the Magnificent Mile
  - Eight Major League Sports Teams
  - Cultural Haven: Home to 200 Art Galleries, 60 Museums, 250 Music Venues, 250 Theatres, 400 Neighborhood Festivals and Much More
  - Foodie Destination: More than 7,300 Restaurants, Seven AAA Diamond-Rated Restaurants, 26 Michelin-Starred Restaurants, and More
  - Chicago's Central Business District Features 151 Hotels with 45,685 Daily Rooms
  - 28 Miles of Lakefront with 24 Beaches
- **World-Class Education Institutions | Home to 28 Universities Including Some Ranked Among the Highest Rated in the World**
  - 254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago
  - University of Chicago was Ranked the 10th-Best University in the World (topuniversities.com, 2023)



## FORTUNE 500 COMPANIES PER 1 MILLION PEOPLE

MSA	RANK
Minneapolis-St. Paul-Bloomington, MN-WI	1
San Francisco-Oakland-Hayward, CA	2
Pittsburgh, PA	3
Chicago-Naperville-Elgin, IL-IN-WI	4
Denver-Aurora-Lakewood, CO	5
Houston-The Woodlands-Sugar Land, TX	6
New York-Newark-Jersey City, NY-NJ-PA	7
Cincinnati, OH-KY-IN	8

## PER CAPITA PERSONAL INCOME

MSA	INCOME	RANK
San Francisco-Oakland-Berkeley, CA	\$111,050	1
Boston-Cambridge-Newton, MA-NH	\$85,724	2
New York-Newark-Jersey City, NY-NJ-PA	\$82,322	3
Seattle-Tacoma-Bellevue, WA	\$80,420	4
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$76,771	5
Denver-Aurora-Lakewood, CO	\$69,822	6
Los Angeles-Long Beach-Anaheim, CA	\$69,805	7
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	\$69,705	8
Chicago-Naperville-Elgin, IL-IN-WI	\$67,671	9
Minneapolis-St. Paul-Bloomington, MN-WI	\$67,214	10
Baltimore-Columbia-Towson, MD	\$66,695	11
San Diego-Chula Vista-Carlsbad, CA	\$66,266	12
Austin-Round Rock-Georgetown, TX	\$64,913	13

## COST OF LIVING INDEX

CITY	INDEX	RANK
St. Louis MO-IL	85	1
San Antonio TX	89.3	2
Cedar Park TX	90.5	4
Houston TX	91.7	5
Conroe TX	93.6	6
Salisbury NC	94.9	7
Denver CO	110	26
Plano TX	112.3	27
Middlesex-Monmouth NJ	114.2	28
Morristown NJ	114.6	29
Sacramento CA	118.2	30
Bergen-Passaic NJ	119.9	31
Miami-Dade County FL	120.4	32
Chicago IL	126.4	33
Portland OR	127.4	34
Alexandria VA	143.5	35
San Diego CA	144.7	36
New York (Queens) NY	145.5	37
Arlington VA	147.1	38
Seattle WA	150.7	39
Boston MA	150.8	40
Los Angeles-Long Beach CA	151.9	41
Washington DC	158.8	42
New York (Brooklyn) NY	174.9	43
San Francisco CA	184.2	44
New York (Manhattan) NY	237.8	45

# CHICAGO MSA

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

## DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

### WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Treat all clients honestly
- 2) Provide information about the property to the buyer.
- 3) Disclose all latent material defects in the property that are known to the Broker.
- 4) Disclose financial qualification of the buyer to the seller.
- 5) Explain real estate terms.
- 6) Help the buyer to arrange for property inspections.
- 7) Explain closing costs and procedures.
- 8) Help the buyer compare financing alternatives.
- 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

### WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Confidential information that Broker may know about a client, without that client's permission.
- 2) The price the seller will take other than the listing price without permission of the seller.
- 3) The price the buyer is willing to pay without permission of the buyer.
- 4) A recommended or suggested price the buyer should offer.
- 5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

**SELLER:** \_\_\_\_\_ **DATE** \_\_\_\_\_

**BUYER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

**BROKER:**  \_\_\_\_\_ **DATE:** 10/21/2024

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