

# KIDDIE ACADEMY<sup>SM</sup>

EDUCATIONAL CHILD CARE

21 BLANCHARD CIRCLE, WHEATON, IL 60189

FRESH 20 YEAR NET LEASE | 2024 CONSTRUCTION | ANNUAL RENTAL INCREASES | AFFLUENT DEMOGRAPHIC



Marcus & Millichap  
SHARKO | WEISENBECK | MENDOZA  
GROUP

Rice Lake Square Shopping Mall  
1.8M Annual Visitors (Placer.ai)



Danada Square East Shopping Center  
2.5M Annual Visitors (Placer.ai)



Danada Square West Shopping Center  
3.2M Annual Visitors (Placer.ai)



McDonalds



Walgreens

CVS

CHIPOTLE MEXICAN GRILL

Subject Property

BMO Harris Bank

BANK OF AMERICA

S Naperville Road  
17,100 VPD

McALISTER'S DELI

Town Square Wheaton Shopping Mall  
848.6K Annual Visitors (Placer.ai)





Rice Pool & Water Park

Town Square Wheaton  
848.6K Annual Visitors (Placer.ai)

ANN TAYLOR

chico's francesca's

Wheaton Park District Community Center



Northwestern Medicine Immediate Care Wheaton



**Subject Property**

S Naperville Road  
17,100 VPD





# 2%

Annual  
Increases

# 20yr

20-Year  
Lease



Heavily  
Traveled



Affluent  
Demographics



Abundance of  
Retailers

## INVESTMENT HIGHLIGHTS

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- **2024 Construction | Net Lease | 20 Years of Term Remaining | Annual Rental Increases**
  - Net Lease with Limited Landlord Responsibility
  - 20 Years of Term Remaining on Lease With 3, (5) Year Options to Renew
  - 2% Annual Rental Increases, In Base Term and Options
  - Anticipated to Open Early 2025
  - Landlord Delivery 11/15/2024
- **Affluent DuPage County Location**
  - Average Household Income in a Mile is \$172,244 with a Population of 9,769
  - Estimated Population of 230,838 Within a Five Mile Radius in 2023
  - Daytime Population of 328,286 Within a Five Mile Radius
- **Situated Along a Retail Thoroughfare | Strong Surrounding Drivers | Major National Tenants**
  - Located Across the Street from Town Square Wheaton Shopping Mall | 848.6K Annual Visitors
    - › Notable National Brands Include Chico's, Francesca's, L.A. Tan, Lens Crafters, McAlister's Deli, and Nothing Bundt Cakes
  - 0.3 Miles from Danada Square West Shopping Mall | 3.2M Annual Visitors
    - › Notable National Brands Include TJ Maxx, Home Goods, GNC, Party City, ULTA, Sally Beauty, Jamba, Panda Express, Five Below, and Famous Footwear
  - 0.3 Miles from Danada Square East Shopping Mall | 2.5M Annual Visitors
    - › Notable National Brands Include Nordstrom Rack, Blick Art Materials, Ace Hardware, Great Clips, European Wax Center, Whole Foods, Starbucks and Panera
  - 0.4 Miles from Rice Lake Square Shopping Mall | 1.8M Annual Visitors
    - › Notable National Brands Include PetSmart, Pete's Market, Orange Theory, Potbelly, and Men's Warehouse
  - Other Notable National Brands in the Area Include McDonald's, Aldi, Dunkin, Bank of America, BMO Bank, Planet Fitness and More!
- **Situated in a Heavily Traveled Area | Easily Accessible**
  - Adjacent to S Naperville Road Which has 17,100 Vehicles Passing Daily
  - 0.2 Miles from E Loop Road Which Sees 25,650 Vehicles Daily
  - 0.9 Miles from Route 56 Which Sees 26,800 Vehicles Daily
  - 2.9 Miles from Wheaton Metra Station | The Union Pacific West Line has 3,285,005 Annual Riders



## FINANCIAL SUMMARY

Price	\$5,286,000
Cap Rate	7.25%
NOI	\$383,250
Price/SF	\$503.43
Gross Leasable Area	10,500 SF
Year Built	2023
Lot Size	1.25 Acres +/-
Parcel Number	05-28-304-057
Type of Ownership	Fee Simple
Parking	35 Surface Spaces +/-

## RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$383,250	\$36.50
	3/1/2026	\$390,915	2% \$37.23
	3/1/2027	\$398,685	2% \$37.97
	3/1/2028	\$406,665	2% \$38.73
	3/1/2029	\$414,750	2% \$39.50
	3/1/2030	\$423,045	2% \$40.29

## LEASE SUMMARY

Lease Type	Net
Lease Guarantor	Franchisee/Personal Guarantee
Lease Term Remaining	20 Years
Rent Commencement	2/13/2025
Lease Expiration	2/28/2045
Options	3, 5 Year
Option to Terminate	None
Option to Purchase	None





## TENANT PROFILE

# KIDDIE ACADEMY<sup>SM</sup>

## EDUCATIONAL CHILD CARE

- American Franchise System of Early Learning Centers
- Over 327 Franchised Academies in 37 States and the District of Columbia
- 3,073 Employees
- Headquartered in Abingdon, Maryland
- Founded in 1981
- Kiddie Academy Encourages and Supports Each Franchise to Secure Accreditation from the National Association for the Education of Young Children (NAEYC)
- Care for Children Six Months Old Through Kindergarten, Including Summer Camp Up to Age 12
- Ranked on the Franchise Times Top 400 Franchises
- #96 in Entrepreneur Magazine's Franchise 500 Index of Top Franchisors Across the Globe

### About Franchisee:

- 10 Locations in Affluent Areas of Chicago and Western Suburbs
- First Location Started in 2008
- Franchisee of the Year

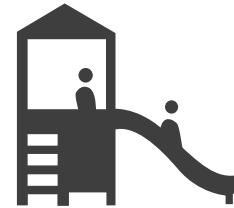
Guarantor: Franchisee/Personal Guarantee



327  
Locations



3,073  
Employees



Early Ages  
Childcare



43 Years  
Experience



# LEASE SUMMARY

TENANT	Kiddie's Play Group VII, LLC
GUARANTOR	Franchisee/Personal Guarantee
SQUARE FEET	10,500
LEASE COMMENCEMENT	2/13/2025
LEASE EXPIRATION	2/28/2045
LEASE TYPE	Net
RENTAL INCREASES	Two Percent Annually
RENEWAL OPTIONS	3, 5 Year
INSURANCE	Tenant
COMMON AREA	Tenant
REAL ESTATE TAXES	Tenant
ROOF & STRUCTURE	Landlord
PARKING LOT	Tenant
HVAC*	Tenant
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None



\* Landlord responsible for HVAC repairs and replacement for the first full year after the commencement date.

# WHY INVEST IN A CHILD CARE CENTER

## 2024 STATS

\$71.8B

2024 U.S. MARKET SIZE

568K

BUSINESSES

11.9%

OF INFANTS & TODDLERS  
ATTEND A DAYCARE CENTER

6.38M

PARENTS USE CENTER BASED  
CHILDCARE OPTIONS

- Growth in per capita disposable income is expected to benefit the industry as child care services are likely to remain in high demand. (Sep 2024)
- The US child care services industry includes about 568K Businesses with a combined annual revenue of about \$71.8 billion. (Sep 2024)
- 58% of working parents with children five years old and younger — or about 6.38 million parents across the nation — use center-based child care options, according to estimates from the National Household Education Survey. (June 2023)
- Roughly half of Americans have trouble finding child care, and 27% of them say it's because there are not enough open child care slots. (June 2023)
- In the United States, it costs \$300 per week to send a child to a family care center, \$340 per week to send a child to a child care or daycare center, and \$612 per week for a nanny, as reported by the Center for American Progress. (June 2023)
- 2022, Roughly 27.1% of infants and toddlers in the U.S. attended some form of paid child care as their primary care arrangement in the U.S. of that 27.1% 11.9% of children attended a child care or daycare center. (June 2023)

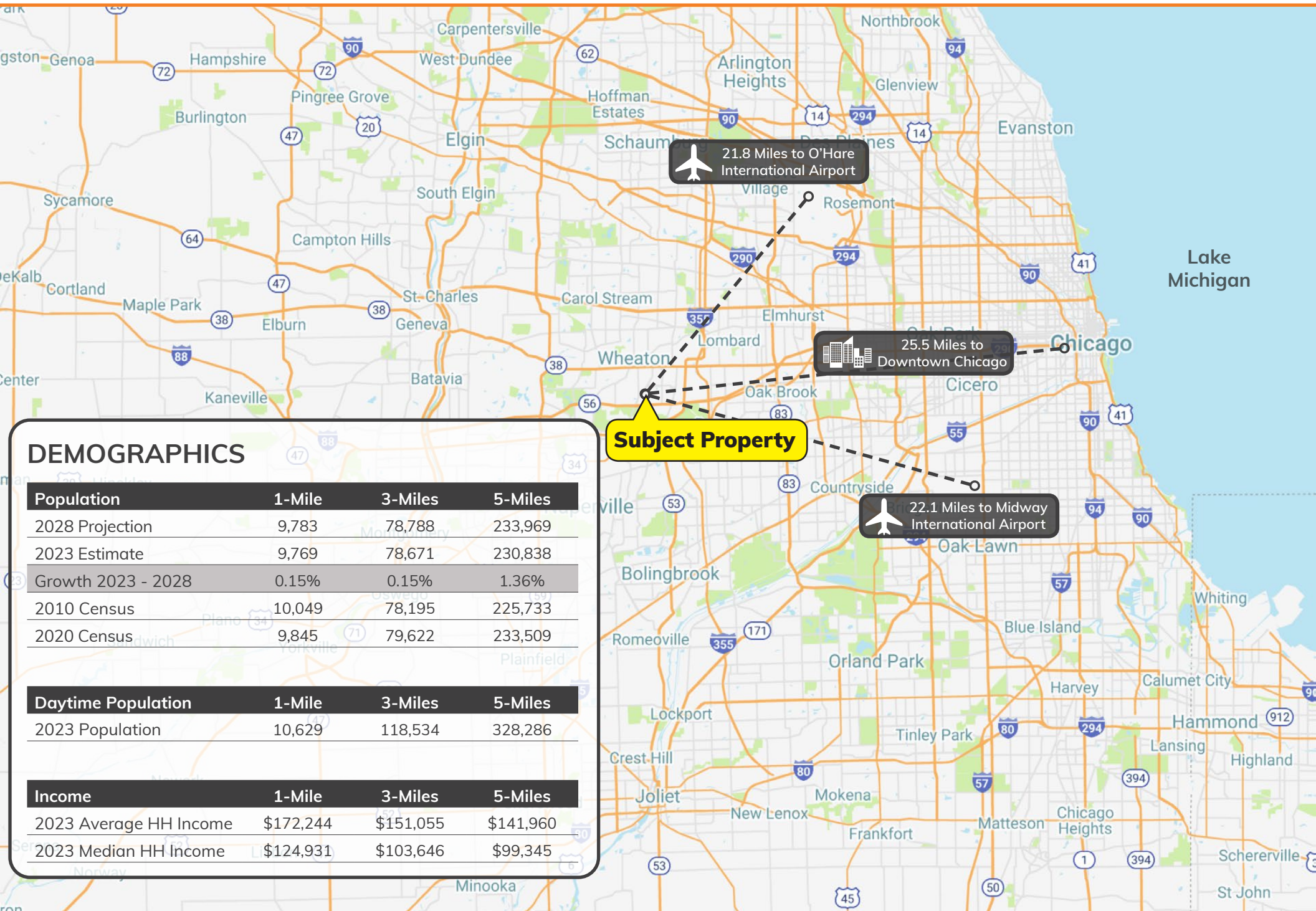
# WHEATON, IL

- **Included in the Chicago MSA**
  - 27 Miles West of Downtown Chicago
  - County Seat of DuPage County
  - › DuPage County Continues to be One of the Fastest Growing Regions in the Midwest | Over 350,000 Households and Nearly One Million Residents
- **World-Class Workforce Ecosystem in DuPage County**
  - More than 640,000 Workers and 96,000 Businesses
  - › Top Employers in Wheaton Include DuPage County Government Center (2,124 Employees), School District 200 (1,785 Employees), Wheaton Park District (983 Employees), and Wheaton College (794 Employees)
  - Diversely Skilled | No Industry Represents more than 10% of the Total Workforce
  - The State's Leader in Educational Attainment | One in Five Residents have a Graduate Degree
- **Easily Accessible**
  - Route 38 (Roosevelt Road) and Route 56 (Butterfield Road) Run Through the City
  - Two Metra Stations | The Union Pacific West Line (UP-W) Provides Access to Downtown Chicago and Many Suburbs
  - › The UP-W Line had 3,285,005 Annual Passengers
  - 25 Miles from O'Hare International Airport and 29 Miles from Chicago Midway International Airport
  - Served by PACE, the Seventh-Largest Bus Service in North America
- **Home to Wheaton College and Close Proximity to College to DuPage**
  - Wheaton College has Approximately 3,000 Students | 88% Live on Campus
  - Over 26,000 Students Attend College of DuPage
- **Thriving Downtown District**
  - 1,215 Residential Units in Three Apartment and Condo Complexes | Two New Developments Coming Soon with 352 Additional Units
  - 3.4 Million Visits to Downtown Wheaton Annually | 599,000 Unique Visitors
  - 180,000 Guests per Season at the Wheaton French Market
  - 22,000 Visitors to 15 Annual Concerts and Park Events
- **Wheaton Streetscape Project was Completed in 2023**
  - \$35 Million Multi-Year Infrastructure Project
  - This Project Included Adding Clear Wayfinding Signage, Refreshed Roadways, Welcoming Lighting, Abundant Seating, Sustainable Landscaping, New Bicycle Facilities, a Multi-Purpose Pavilion, Wide Pedestrian-Friendly Sidewalks, and Updated Gathering Areas
- **Home to the DuPage County Fairgrounds**
  - Site of Many Events Including the Annual County Fair, with Live Entertainment, Food, Carnival Rides, and More



(GRADES FROM NICHE.COM)

# REGIONAL MAP



## DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2028 Projection	9,783	78,788	233,969
2023 Estimate	9,769	78,671	230,838
Growth 2023 - 2028	0.15%	0.15%	1.36%
2010 Census	10,049	78,195	225,733
2020 Census	9,845	79,622	233,509

Daytime Population	1-Mile	3-Miles	5-Miles
2023 Population	10,629	118,534	328,286

Income	1-Mile	3-Miles	5-Miles
2023 Average HH Income	\$172,244	\$151,055	\$141,960
2023 Median HH Income	\$124,931	\$103,646	\$99,345



# AERIAL



Northwestern Medicine  
Immediate Care Wheaton

**Subject Property**

BMO  
Harris Bank  
BANK OF AMERICA

Town Square Wheaton  
848.6K Annual Visitors  
(Placer.ai)  
McALISTER'S DELI  
chico's  
francesca's  
red mango

Danada Square West Shopping Mall  
3.2M Annual Visitors  
(Placer.ai)  
jamba  
Party City  
HomeGoods  
SALLY BEAUTY  
Jewel-Osco  
Firestone  
TJ-maxx  
at&t  
PANDA EXPRESS  
Famous Footwear  
FedEx Office  
ULTA BEAUTY  
five BELOW  
MATTRESS FIRM  
PANDA EXPRESS

McDonalds  
ALDI  
Walgreens  
DUNKIN'

CVS  
pharmacy

Danada Square East Shopping Mall  
2.5M Annual Visitors  
(Placer.ai)  
FIVE GUYS  
BURGERS and FRIES  
Panera  
tropical CAFE  
EUROPEAN WAX CENTER  
J.CREW  
NORDSTROM  
rack  
BREAD  
SMOOTHIE  
petco  
Great Clips  
BLICK art materials  
ACE Hardware  
H&R BLOCK  
WHOLE FOODS MARKET  
Starbucks

Rice Lake Square Shopping Mall  
1.8M Annual Visitors  
(Placer.ai)  
PET SMART  
xfinity  
Orangetheory FITNESS  
American Mattress  
Petes MARKET  
POTBELLY SANDWICH SHOP  
TACO BELL  
bp

E Loop Road  
25,650 VPD

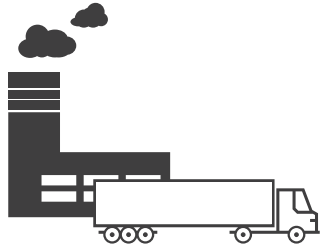
S Naperville Road  
17,100 VPD

Route 56  
26,800 VPD



# 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.**

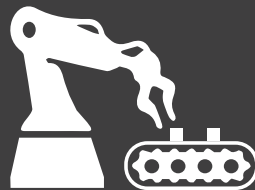


If Illinois were a country, we would have the **24th largest economy** in the world.



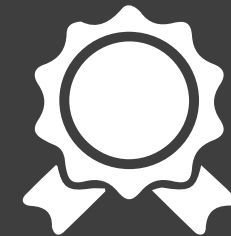
Chicago's MSA has the third largest population in the U.S. and serves as a central transportation hub with one of the most diverse economies and well-educated workforces in the country.

## 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 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:** 10/16/2024

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EXCLUSIVELY LISTED BY

**Marcus & Millichap**

SHARKO | WEISENBECK | MENDOZA  
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