

SCOOTER'S COFFEE

1923 GLACIER PARK AVE, NAPERVILLE, IL 60540

NEW 10-YR GROUND LEASE | NEW CONSTRUCTION | PRIME CHICAGOLAND LOCATION | MORNING SIDE OF TRAFFIC: 52,200 VPD



Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

five Bath & Body Works
COST PLUS
WORLD MARKET.
WORLDMARKET.COM

MISSION BBQ
The American Way

chili's

planet fitness
VCF VALUE CITY FURNITURE
BOON CHAN BEST BUY

FOX VALLEY MALL
120 Shops, Eateries & Services
4.5M Visits Last 12 Months (Placer.ai)
Redevelopment Underway
Featuring 700+ Luxury Apartments
KOHLS macy's
SHAKE SHACK JCPenney

meijer
150K MONTHLY VISITS (PLACER.AI)

Guitar Center
at home
PETSMART

TARGET
145K MONTHLY VISITS (PLACER.AI)

THE VITAMIN SHOPPE

Portillo's

FRIDAYS

BUMPER BURGER

TEXAS ROADHOUSE

ON THE BORDER
MEXICAN GRILL & CANTINA

JARED
The Galleria Of Jewelry

Route 59
52,200 VPD

Urban Air
ADVENTURE PARK
Marshalls.
COMBINED 55K MONTHLY VISITS (PLACER.AI)

Subject Property

SCOOTER'S

METRO 59
APARTMENTS
460 Units

Metra
BNSF Line Train Station
6,165,657 Annual Ridership

Bristol Station Apartments
348 Units

RAILWAY
Plaza
417 Units

INTERSTATE 88
2.3 Miles from the I-88 Interchange
131,500 VPD

HassleLess Mattress

Taco D ale
AUTHENTIC MEXICAN CUISINE

Freddy's
FROZEN CUSTARD & STEAKBURGERSSM
2024 Construction

RED LOBSTER
FRESH FISH - LIVE LOBSTER

Route 59
52,200 VPD

Subject Property

Urban Air
ADVENTURE PARK
Marshalls
COMBINED 55K MONTHLY VISITS (PLACER.AI)





New
Construction



Rapidly Expanding
Tenant



Abundance of
Retailers



Heavily
Traveled



Affluent
Demographics

INVESTMENT HIGHLIGHTS

- **Brand New 10-Year Ground Lease on a New Construction Scooter's Coffee**
 - Attractive Lease Terms Featuring 10% Rental Increases Every Five Years and Absolutely No Landlord Responsibilities
 - 2024 Construction | Plans to Open Late Summer 2024
 - Rapidly Expanding Tenant and Leading Drive-Thru Coffee Franchise
 - ⟩ Ranked as Runner up for Best Coffee Chain and Drive Thru in the Nation - Beating Out Larger Chains Including Dunkin' and Starbucks (USA Today, 2023)
- **Situated in a Major Retail Corridor with New Major Developments**
 - Outlot to Highly Frequented Marshall's and Urban Air Trampoline and Adventure Park
 - ⟩ Combined 55,000 Monthly Visits (Placer.ai)
 - Adjacent to Target and in Close Proximity to Meijer, At Home, World Market, Best Buy, Planet Fitness, Menards, Crate & Barrel Outlet, Zen Leaf, and Many More
 - 1.2 Miles from Fox Valley Mall | Anchor Tenants Include Macy's and JCPenney | The Mall is Currently Undergoing Renovations Including New Luxury Apartments
 - ⟩ Lumon on Fox Valley | 304 Units | Completed in 2022
 - ⟩ Lucca Fox Valley | 323 Units | Broke Ground 2023, Anticipated to be Completed by Early 2025
 - ⟩ Sophia at Fox Valley | 108 Units | Proposed
 - One Mile from Pacifica Square | Asian Lifestyle Center Undergoing Major Expansion Plans Including Five New Buildings, Additional Outdoor Shopping and Dining, and Many New Businesses
 - 0.2 Miles from Freddy's Frozen Custard & Steakburgers | Constructed in 2024
- **Morning Side of Traffic | 2.3 Miles from the Interstate 88 Interchange | 131,500 Vehicles per Day**
 - Accessible from Route 59 | 52,200 Vehicles per Day
- **Prime Chicagoland Location in an Affluent Chicago Suburb**
 - 236,917 People Live Within Five Miles
 - ⟩ The Population Within One Mile Expanded 18.6% from 2010 to 2020
 - 132,221 People Work Within Three Miles
 - Average Household Income of \$147,555 Within Five Miles
 - Less than One Mile from the Route 59 Metra Station, Connecting Naperville to Many Suburbs and Downtown Chicago
 - ⟩ The BNSF Line had 6.17 Million Passengers in 2023, a 40.7% Increase from 2022

SCOOTER'S COFFEE RANKED AS RUNNER UP FOR BEST COFFEE CHAIN AND DRIVE THRU IN THE NATION

"Scooter's Coffee, LLC, the renowned Midwest-based drive-thru coffee chain, is proud to be recognized as the **runner up for best coffee chain and drive-thru in the nation**, according to the 2023 USA TODAY 10Best Readers' Choice travel award contest. Scooter's Coffee beat out much larger coffee chains, **including Starbucks and Dunkin'**.

"We are incredibly honored to receive this recognition," said Scooter's Coffee President Joe Thornton. "It's a testament to our team's dedication, our franchisees' passion, and our customers' loyalty. As we approach our **goal of opening over 1,000 stores by the end of 2024**, this further motivates us to continue delivering the best to our community."

The USA TODAY 10Best Readers' Choice Awards, a highly esteemed accolade in the travel and hospitality industry, is based on public voting, with nominees chosen by a panel of experts, including editors from USA TODAY and 10Best.com. The recognition of Scooter's Coffee in two significant categories **speaks volumes about the brand's popularity and the trust** it has garnered from its loyal customer base.

The ranking on the USA Today 10Best list is just the latest of many achievements for Scooter's Coffee in 2023. Scooter's Coffee made the Technomic Top 500 Chain Restaurant Report as **one of the 10 restaurant chains that added the most locations in 2022**. It was also named to the 2023 Inc. 5000, a list of the private, independent companies that **grew the most in revenue** over the previous three years.

With a strategic growth phase on the horizon, Scooter's Coffee is **rapidly expanding its footprint across the nation**. The brand's unique 664 sq. ft. drive-thru-only kiosk model, combined with its fast, friendly service, has become a favorite for many looking for a quick, quality coffee on the go." (Source: <https://franchising.scooterscoffee.com/scooters-coffee-ranked-as-runner-up/>)

IN THE NEWS

IN Building Indiana

Scooter's Coffee to Open Indianapolis Distribution Center

The 183,000-square-foot facility will be Harvest Roasting's largest distribution center, able to directly support more than 300 Scooter's Coffee...

WCP World Coffee Portal

Scooter's Coffee reaches 800 stores as US drive-thru coffee competition heats up

The Nebraska-based drive-thru coffee chain says recent distribution network investment leave it well placed for further expansion – but...

NRN Nation's Restaurant News

Scooter's Coffee expands across six states

Scooter's Coffee, LLC, the Midwest-based drive-thru coffee franchise experiencing record-breaking growth, proudly announces plans to open 17...







FINANCIAL SUMMARY

Price	\$1,459,853
Cap Rate	6.85%
NOI	\$100,000
Gross Leasable Area	677 SF
Year Built	2024
Lot Size	0.23 Acres +/-
Parcel Number	07-15-302-012
Type of Ownership	Fee Simple
Parking	7 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent
Base	Current	\$100,000
	9/1/2029	\$110,000
Option 1	9/1/2034	\$121,000
Option 2	9/1/2039	\$133,100
Option 3	9/1/2044	\$146,410
Option 4	9/1/2049	\$161,051

Notes: Tenant's contribution to Landlord CAM shall not exceed \$2,500 per year.

LEASE SUMMARY

Lease Type	Ground Lease
Lease Guarantor	Scorilo, LLC
Lease Term Remaining	9.6 Years
Rent Commencement	9/1/2024
Lease Expiration	8/31/2034
Options	4, 5-Year
Option to Terminate	None
Option to Purchase	None



TENANT PROFILE

SCOOTER'S COFFEE

- Midwest-Based, Drive-Thru Coffee Franchise
- Specializes in Espresso Drinks, Fruit Smoothies, Baked-from-Scratch Pastries, and Features a Signature Drink, the Caramelicious
- More than 800 Stores in 30 States | Experiencing Record-Breaking Growth with Over 50 New Locations from January to July 2024
- Ranked as Runner up for Best Coffee Chain and Drive Thru in the Nation, Beating Out Larger Chains Including Dunkin' and Starbucks (USA Today, 2023)
- Announced Plans to Open 17 New Locations Across Six States in July 2024
- Ranked #13 on Yelp's 2023 List of 50 Most Loved Brands in the United States
- Ranked #3 on Franchise Times "Fast & Serious 40 Smartest-Growing Franchises" in 2023
- Named 2024's Second Fastest Growing Brand by Yelp - Scooter's Coffee Was the Top Growing Brand in the Midwest Region and Among the Top Five in the West and South Regions
- Additional Offerings Include Organic Hot and Iced Teas, Premium-Grade Brewed Coffee, Cold Brew, Breakfast Items, and a Kids Menu
- Founded in 1998 | 26 Years in Business

Tenant/Guarantor: Scorilo, LLC



800+
Locations



Expanding
Tenant



Ranked Among
Yelp Lists



26 Years in
Business



[SCOOTERSCOFFEE.COM](https://www.scooterscoffee.com)

LEASE SUMMARY

TENANT / GUARANTOR	Scorilo, LLC
SQUARE FEET	677 SF
LEASE COMMENCEMENT	9/1/2024
LEASE EXPIRATION	8/31/2034
LEASE TYPE	Ground Lease
RENTAL INCREASES	Ten Percent Every Five Years
RENEWAL OPTIONS	4, 5-Year
INSURANCE	Paid Directly by Tenant
COMMON AREA	Paid Directly by Tenant
REAL ESTATE TAXES	Paid Directly by Tenant
ROOF & STRUCTURE	Tenant to Maintain, Repair, and Replace
PARKING LOT	Tenant to Maintain, Repair, and Replace
HVAC	Tenant to Maintain, Repair, and Replace
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None





DO NOT
ENTER

DO NOT
ENTER

DRIVE
THRU
ONLY

BY-PASS
LANE
ONLY

NAPERVILLE, IL

- **Third Largest Town in Illinois and Part of the Chicago Metropolitan Statistical Area (MSA)**
 - 28 Miles West of Chicago
- **Highly Ranked City | Listed as Number One in Two Community Rankings Compiled by Niche: Best Cities in America to Raise a Family, and Cities with the Best Public Schools in America (2023)**
 - District 203 & District 204 Continually Rank Among the Top Five School Districts in Illinois
 - Named the Safest City in America by MoneyGeek (2021)
 - Ranked Number One on SafeWise's America's Safest Cities to Raise a Child (2020)
 - Ranked on Money Magazine's Prestigious "Best Places to Live" List Nine Times Since 2004
 - SmartAsset's List of Top Cities where Millennials are Purchasing Homes and was Ranked One of America's "Coolest Suburbs" by Apartment Therapy (2019)
 - According to Zero Population Growth, Naperville has been Named Among the Top Five "Kid-Friendliest" Cities in the Nation Since 1997
- **Low Taxes**
 - Predictable Taxes | Naperville's Property Taxes have Stayed Fairly Consistent throughout the Years
 - Naperville Boasts One of the Lowest Sales Tax Rates in the Chicago Suburbs at 7.75 Percent
- **Easily Accessible**
 - 25 Miles from O'Hare and 30 Miles from Midway
 - Features Two Metra Stations, as well as, Amtrak Services
 - Pace Bus Services
- **Despite the Economic Downturn in Recent Years, Naperville's Unemployment Rate is Well Lower than the Averages for DuPage County, the State of Illinois, and the United States**
 - This Simply Means that more Jobs are Kept in Naperville in Comparison to the County, State, and Country
- **Naperville has Many Unique Shopping Areas Within its City Limits**
 - › Downtown Naperville, Ogden Avenue, Route 59, Freedom Commons, and Springbrook Prairie Pavilion are just Some of the Most Popular Areas to Shop
- **Home to Top-Ranked Businesses and Organizations**
 - Awarded the Well Workplace Award by Well City USA and Has Been Named in the "Top Earning Towns" Listing by Money Magazine Two Times in the Last Four Years
 - Top Employers Include Edward Hospital & Health Services with 4,940 Employees, Indian Prairie School District with 3,130, Nokia with 3,000, Naperville District 203 with 2,531, Nicor Gas with 2,140, BP with 1,800, Nalco with 1,300, and Many More

NAPERVILLE, IL

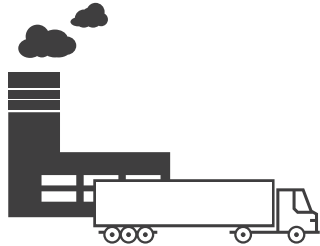
- **“AAA” Rating by Standard & Poor’s Consistently for Every Debt Offering Since 1994**
- **College Town**
 - North Central College | Nearly 3,000 Students
 - › 625 Employees
 - › Ranked Number 28 in “Best Value Schools” by U.S. News & World Report
 - › One of Princeton Review’s 2024 “Best Regional Colleges”
- **Many City Business Incentives**
 - Industrial Revenue Bonds, Energy Grants and the Economic Development for a Growing Economy Tax Credit Program (EDGE)
- **Many Planned Future Developments**
 - From Small-Scale Repair and Maintenance like the Replacement of a Sidewalk Square to Major Developments, Naperville is Constantly Evolving
 - 7,079 Building Permits were Issued in 2022 for Projects
- **A Sought After Destination for Businesses and People**
 - The City has Developed a Network of More than 100 Miles of Fiber Optic Cable
 - Over 300 Dining and 18 Lodging Options
 - The Riverwalk Offers a Scenic View of the Downtown Area
 - › From the Riverwalk, Visitors can also see the Millennium Carillon in Moser Tower as well as Centennial Beach
 - Naper Settlement Living Museum, a 12-Acre Outdoor Historic Museum and Site for Many Events
 - Home to the Well Known DuPage Children’s Museum
 - Theater at the Wentz Concert Hall, The Theatre at Meiley-Swallow, Pfeiffer Hall, Magical Starlight Theatre, Madden Theatre and BrightSide Theatre
 - Downtown Naperville is Recognized as One of the Most Popular Destinations in the Midwest | is Home to Over 300 Businesses, 100 Stores, 50 Restaurants



(GRADES FROM NICHE.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.**

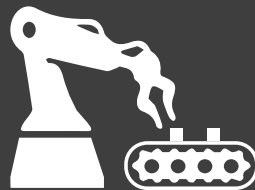


If Illinois were a country, we would have the **24th largest economy** in the world.



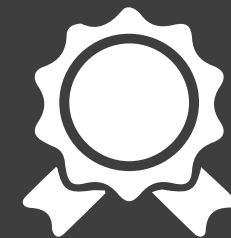
Chicago's MSA has the third largest population in the U.S. and serves as a central transportation hub with one of the most diverse economies and well-educated workforces in the country.

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 MSA

- **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

AERIAL



RAILWAY Plaza
418 Units

Route 59
52,200 VPD

Aurora Rd
12,700 VPD

Metra
BNSF Line Train Station
6,165,657 Annual Ridership

METRO 59
APARTMENTS
460 Units



Subject Property



Ogden Ave
33,100 VPD

Liberty St
9,250 VPD



500 STATION BLVD
417 Units

New York St
12,700 VPD

FOX VALLEY MALL
120 Retail Shops, Eateries and Services
Redevelopment Underway
Featuring 700+ Luxury Apartments



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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:** _____

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