

DOWNTOWN NAPERVILLE ADD VALUE OFFICE COVERED LAND SITE

INFILL, HARD-CORNER LOCATION | AVG HH INCOME OF \$169,959 | AMPLE PARKING

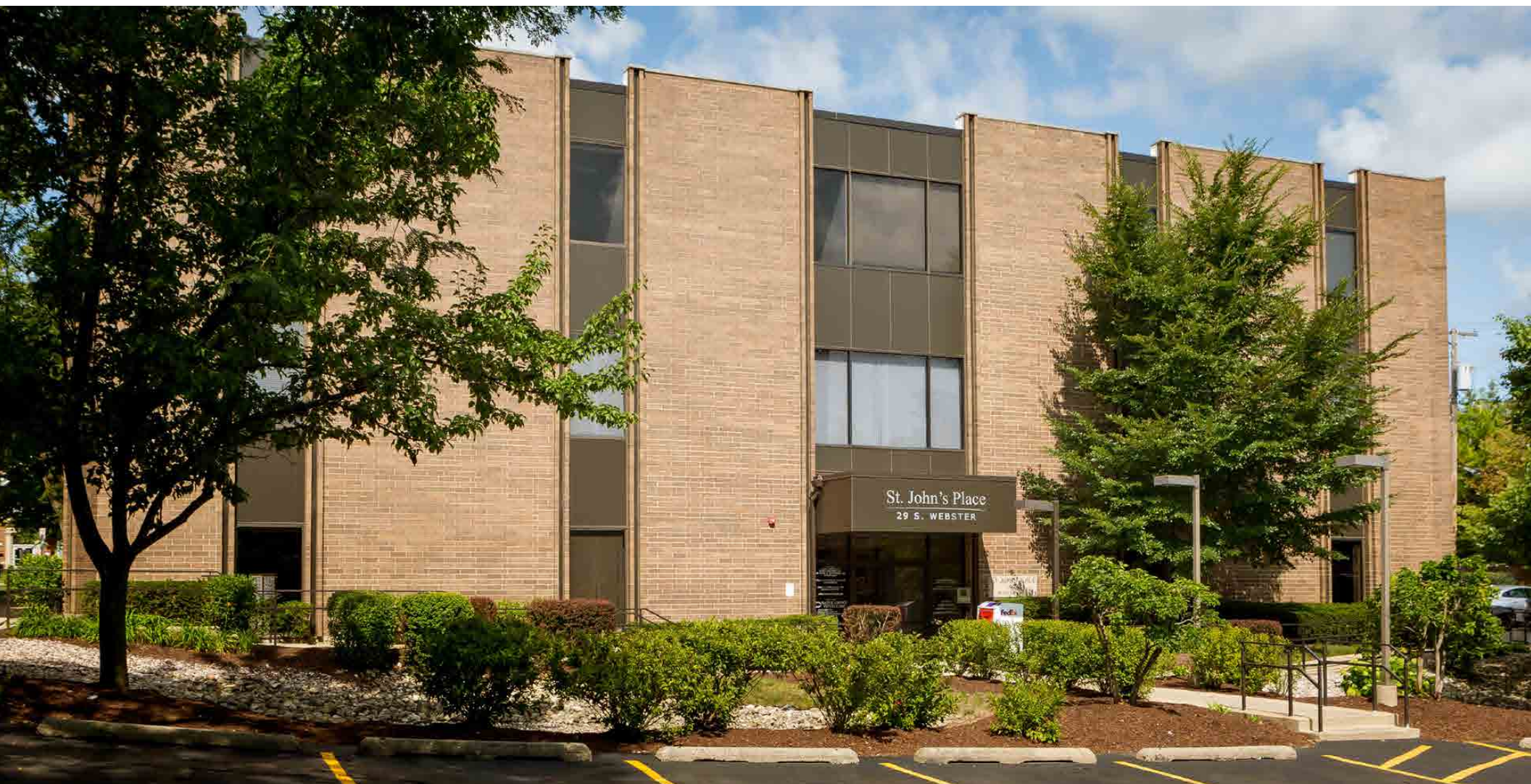
29 S WEBSTER STREET
NAPERVILLE, IL 60540

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

29 S. Webster is an operating office building offering investors upside potential. The 20,766 square-foot property, situated on a 1.02-acre lot, is currently 79% occupied—providing a stabilized cash flow with additional upside through further leasing. Future value may also be realized through potential redevelopment, making this a compelling covered land play in the heart of Downtown Naperville. The property is surrounded by a vibrant mix of retail, dining, and mixed-use developments, along with newly constructed single-family homes priced around \$3 million. It benefits from Downtown Naperville's dynamic environment and excellent foot traffic, highlighted by 102 shopping, 77 dining, and 147 service destinations, as well as close proximity to the Naperville Metra Station. The property offers 85 dedicated on-site parking spaces, a rare amenity in Downtown Naperville. In addition, it is positioned diagonally across from the Paw Paw Lot (119 public parking spaces) and near Downtown Naperville's 4,000 free public parking spaces. Exceptional demographics, including an average household income of \$169,959 and strong projected area growth, further enhance the property's long-term investment appeal.





TOP RETAILERS IN DOWNTOWN NAPERVILLE

SUBJECT PROPERTY

RAMSAY'S
KITCHEN
BY GORDON RAMSAY

Giordano's

SULLIVAN'S
STEAKHOUSE



BARNES
& NOBLE



Abercrombie & Fitch

LOFT

WHBM
WHITEHOUSE BLACKMARKET



Kilwins

LOVESAC

ATHLETA

ANTHROPOLOGIE



chico's

jenni's
SPLENDID ICE CREAMS

WARBY PARKER
eyewear

KENDRA SCOTT

aerie



J.Jill

Eddie Bauer

MAC

FILSON
SINCE 1897

HUGO'S FROG BAR
& CHOP HOUSE



Lou Malnati's
PIZZERIA

Sur La Table

SEPHORA

FAHERTY

MOD Abercrombie & Fitch
ATHLETA aerie

NORTH CENTRAL COLLEGE 1861
2,900 Students

FILSON LOVESAC
SINCE 1997 jenis RAMSAY'S KITCHEN
Molly's CUPCAKES SALONOID ICE CREAMS
BARNES & NOBLE BY GORDON RAMSAY
SULLIVAN'S JoJo's shakeBAR
STEAKHOUSE Kilwins

Apple Giordano's Starbucks FAHERTY
SEPHORA PAPER SOURCE
Eddie Bauer Lou Malnati's PIZZERIA
NIKE MAC chico's
WARBY PARKER

Village Hall & Municipal Center

2020 Build - Ground Floor Retail with 17 Units

hotel INDIGO

49 Apartments

Nichols Library

Benton Terrace Condominiums- 18 Units

SUBJECT PROPERTY

HUGO'S FROG BARS & CHOP HOUSE Sur La Table ME
KENDRA SCOTT LOFT WHBY SPA

ANTHROPOLOGIE
EVEREVE pure barre lululemon

Naper Elementary School | 249 Students



DOWNTOWN NAPERVILLE | ADD VALUE OFFICE | OFFICE COVERED LAND SITE

29 S Webster St, Naperville, IL 60540

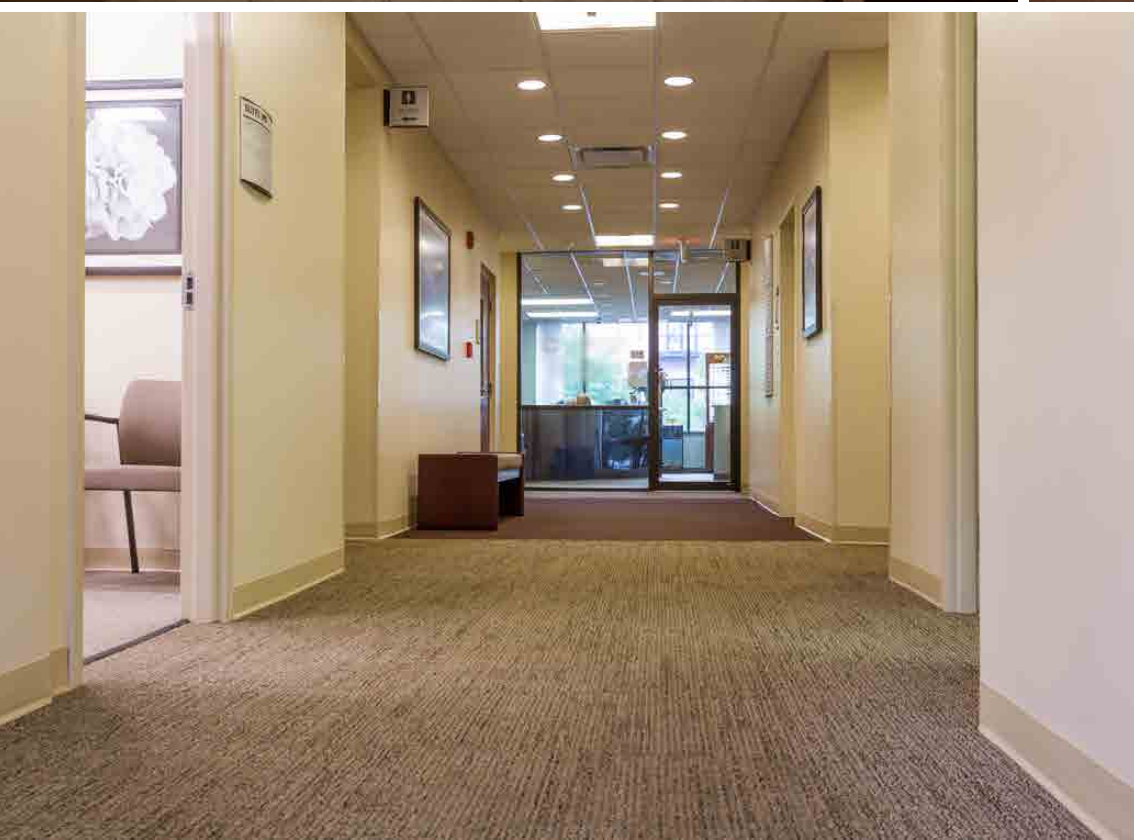
FINANCIAL SUMMARY

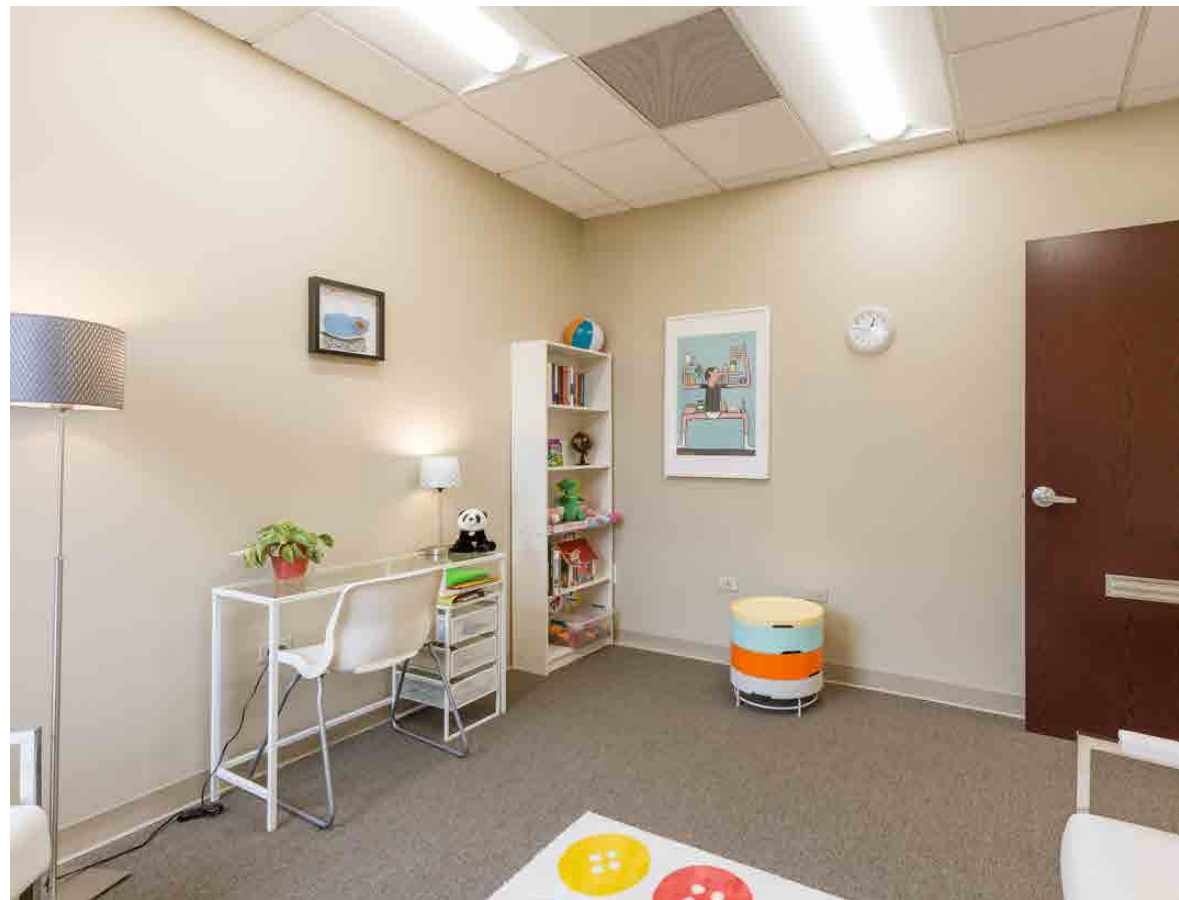
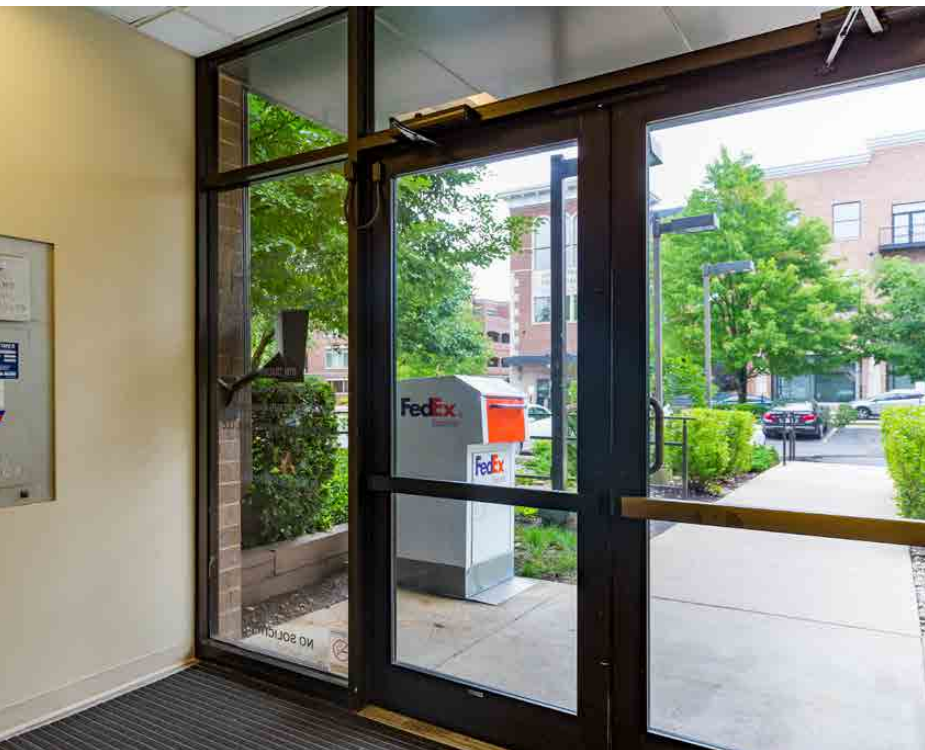
PRICE	Request for Offers
CAP RATE	Determined by the Market
Gross Leasable Area	20,766 SF
Year Built	1976
Lot Size	1.02 Acres +/-
Parcel Numbers	07-13-417-017
Parking	85 Surface Spaces +/-

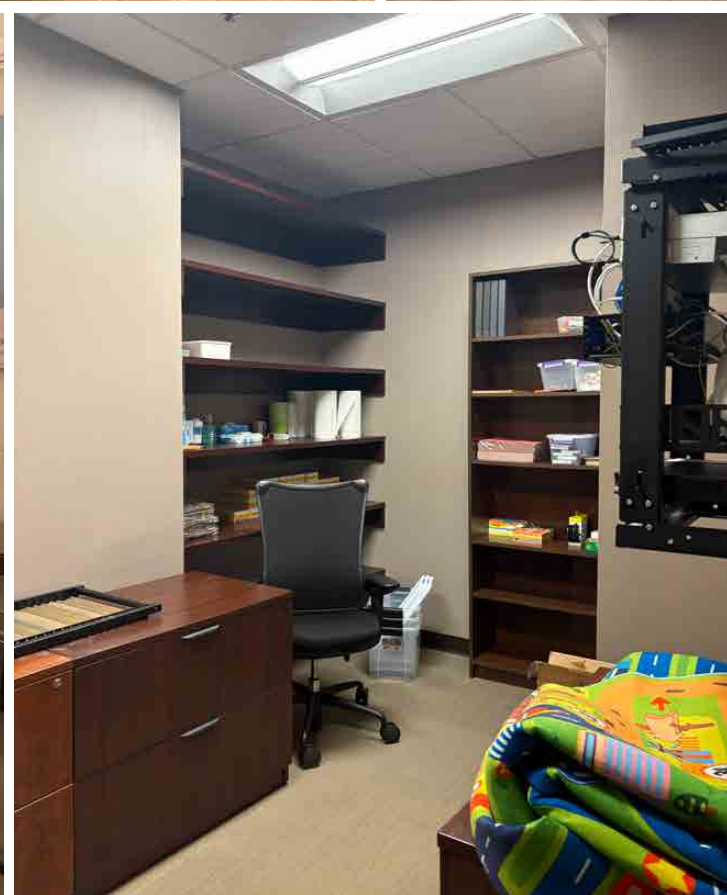
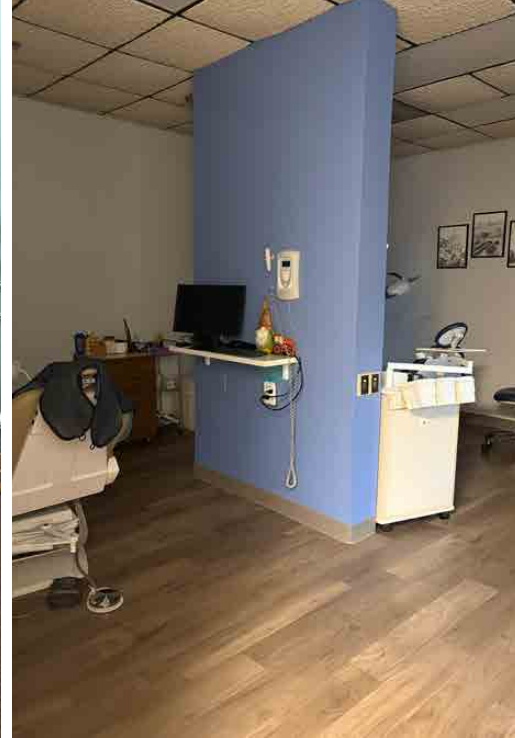
[Click Here for Financial Information, CA Needed](#)













SITE PLAN



S WEBSTER STREET

W VAN BUREN AVENUE

127,407 SF
Retail & Office

Home Sold for
\$8,076,000 in 2023



4 New Homes - 2025/2026

Public Parking

ADD VALUE OFFICE IN HIGHLY DESIRABLE DOWNTOWN NAPERVILLE

- 4,457 square-feet of vacant space available to lease

AMPLE PARKING & EXPANSIVE LOT

- 20,766 square-foot building on a 1.02-acre lot | Dedicated parking remains a valuable commodity in Downtown Naperville, as evidenced by the leasing of parking stalls to Hugo's valet services
- Located kiddie corner to Naperville's public parking with 119 surface spaces (Paw Paw Lot)
- Over 4,000 free public parking spaces in Downtown Naperville
- The streets surrounding the property provide 18 surface parking spaces, in addition to 85 spaces on-site

DEMAND FOR THE AREA, AMPLE LEASING MOMENTUM

- Most tenants operate on net leases
- Rents have consistently increased upon renewal and re-leasing

INFILL, HARD-CORNER LOCATION IN DOWNTOWN NAPERVILLE

- Directly next to a 127,407 square foot retail and office mixed-use neighborhood center which includes the following tenants: J.Jill, Sur La Table, Hugo's Frog Bar & Fish House, White House Black Market, Kendra Scott, Naperville Magazine, Naperville Area Chamber of Commerce, Innovative Pediatric Dentistry, IHT Wealth Management, ME SPA, LOFT, and more
- Naperville's downtown offers 102 shopping, 77 dining and 147 services locations
- Situated next to Naper Elementary School which serves 249 students
- Walking Distance to the BNSF Metra Line which serves over 7 million annual riders
- Next to new luxury home development with prices starting at \$3,000,000
- Naperville Public Library is located one block away

EXTREMELY AFFLUENT AREA IN DUPAGE COUNTY

- \$169,959 average household income within a three-mile radius
- 1.66% growth expected within a mile by 2029

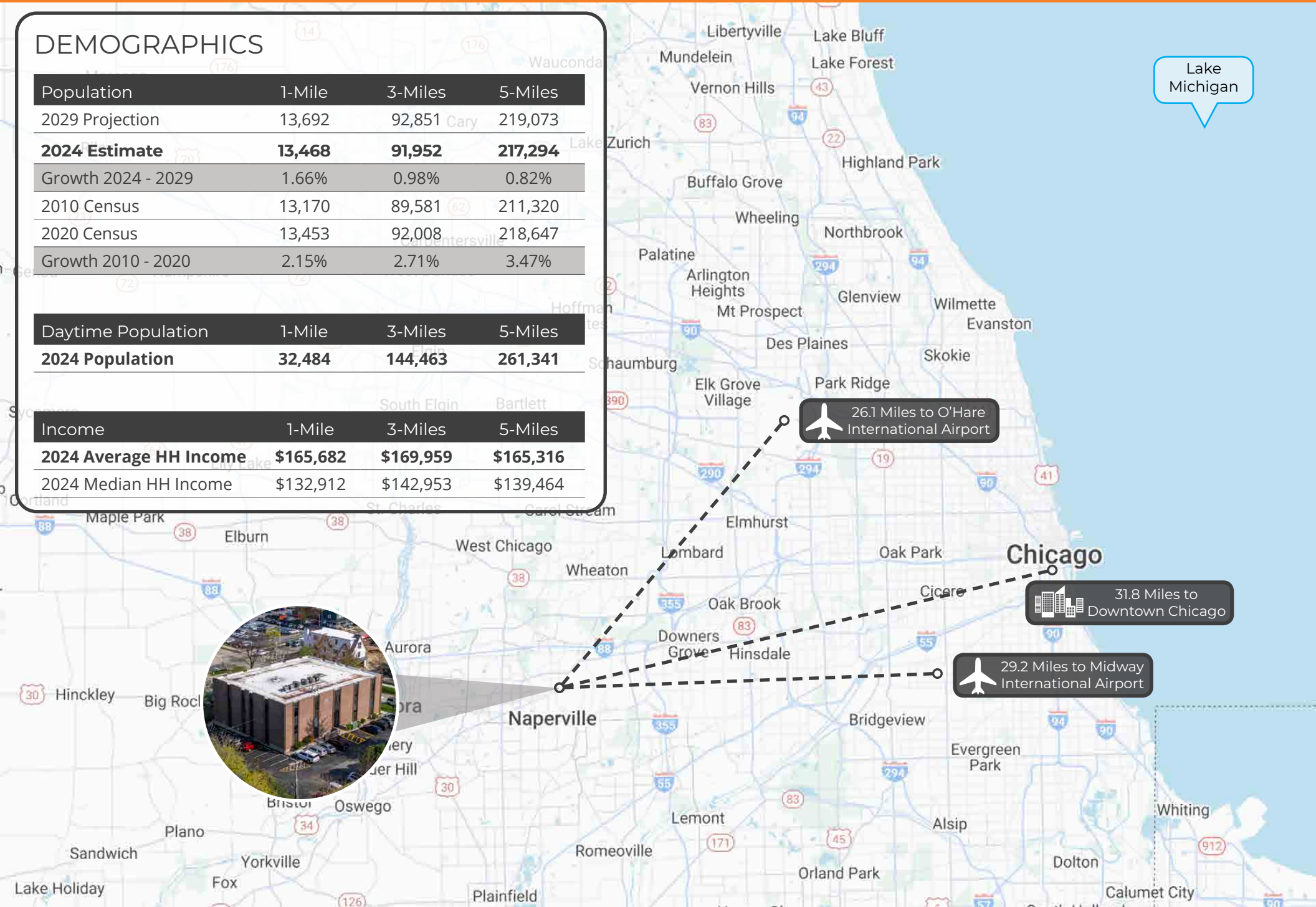
REGIONAL MAP

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	13,692	92,851	219,073
2024 Estimate	13,468	91,952	217,294
Growth 2024 - 2029	1.66%	0.98%	0.82%
2010 Census	13,170	89,581	211,320
2020 Census	13,453	92,008	218,647
Growth 2010 - 2020	2.15%	2.71%	3.47%

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	32,484	144,463	261,341

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$165,682	\$169,959	\$165,316
2024 Median HH Income	\$132,912	\$142,953	\$139,464






Lake Michigan

26.1 Miles to O'Hare International Airport

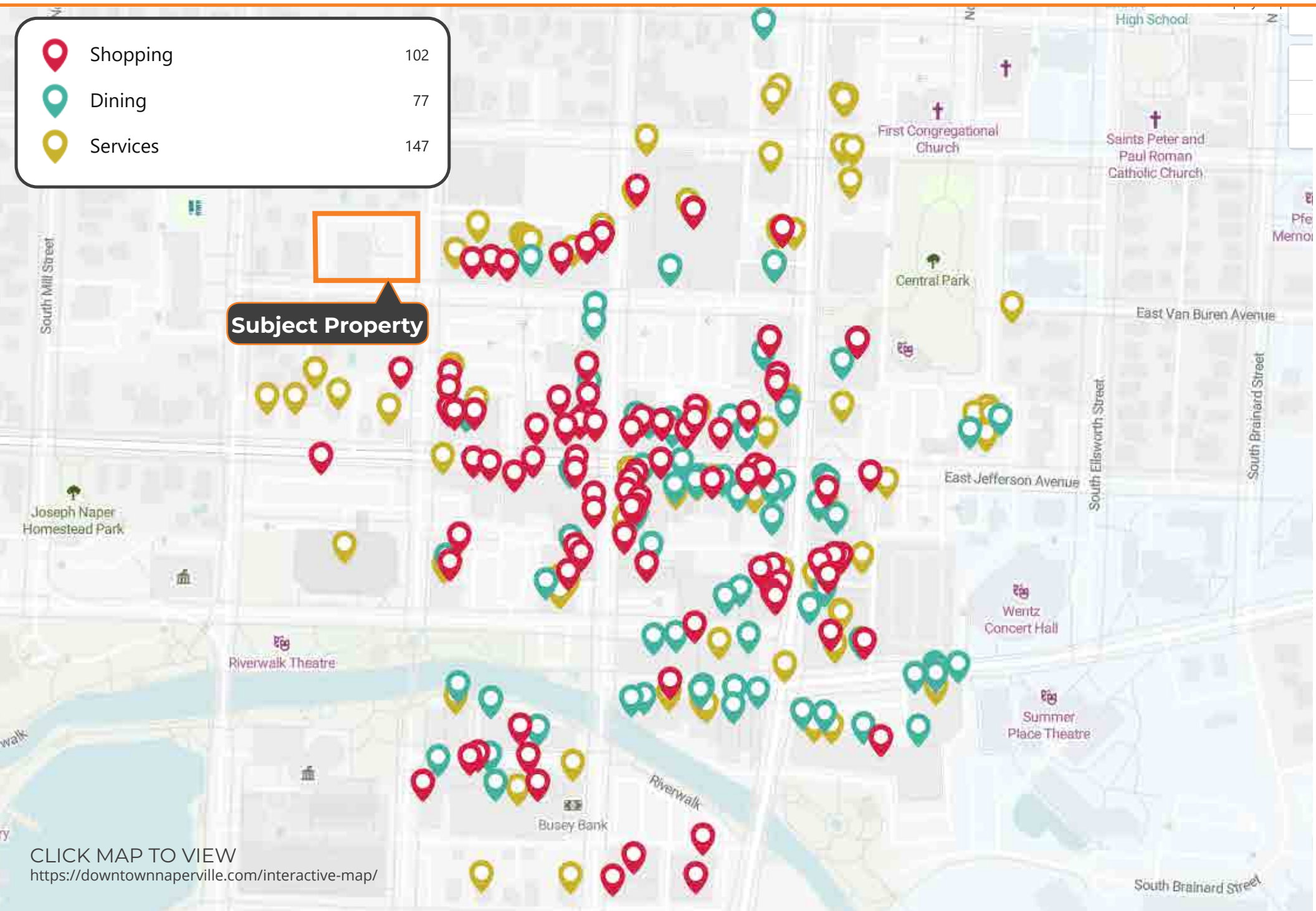
31.8 Miles to Downtown Chicago

29.2 Miles to Midway International Airport

DOWNTOWN MAP - INTERACTIVE

	Shopping	102
	Dining	77
	Services	147

Subject Property



CLICK MAP TO VIEW
<https://downtownnaperville.com/interactive-map/>

AERIAL



Washington Junior High School | 558 Students

Metra
BNSF Line Train Station
7,376,419 Passengers (2024)

Ellsworth Elementary School | 232 Students

DOWNTOWN NAPERVILLE

SUBJECT PROPERTY

Post Office

Naper Elementary School | 249 Students

E Chicago Ave
7,100 VPD

Centennial Park

Nichols Library

NORTH CENTRAL COLLEGE 1861
2,900 Students

Village Hall & Municipal Center



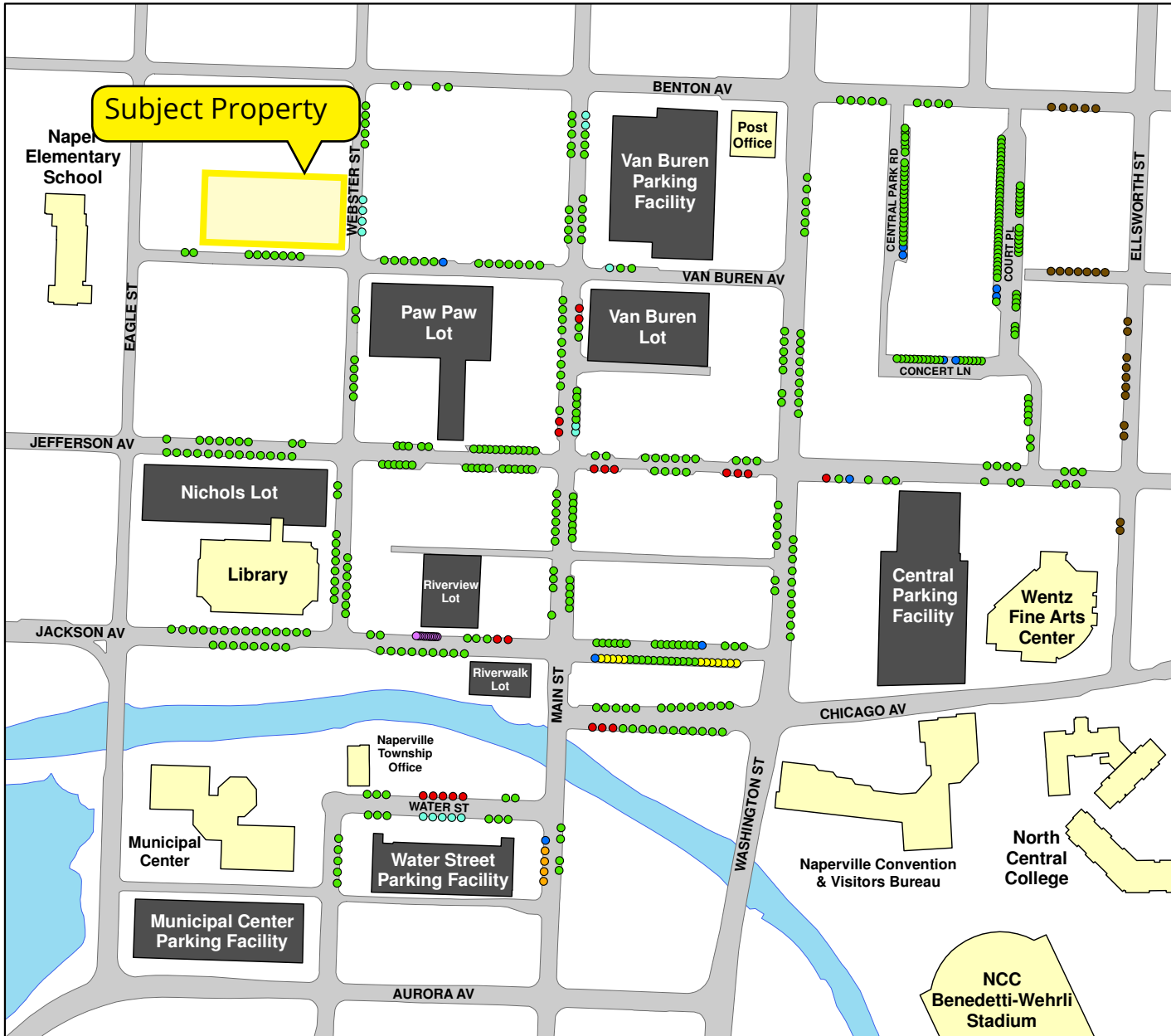
S Washington St
13,700 VPD

Naperville Central High School | 2,551 Students

RIVERWALK



FREE PARKING



Available On-Street Parking

- 15 Minute Parking
- 30 Minute Parking
- 2 Hour Parking
- 4 Hour Parking
- ADA Parking
- Motorcycle Parking
- Multi-Use Loading Zone
- Truck Loading Zone

* On-street parking spaces on map only represent those located within the CIM area.

Available Off-Street Parking

Public Parking Lots:

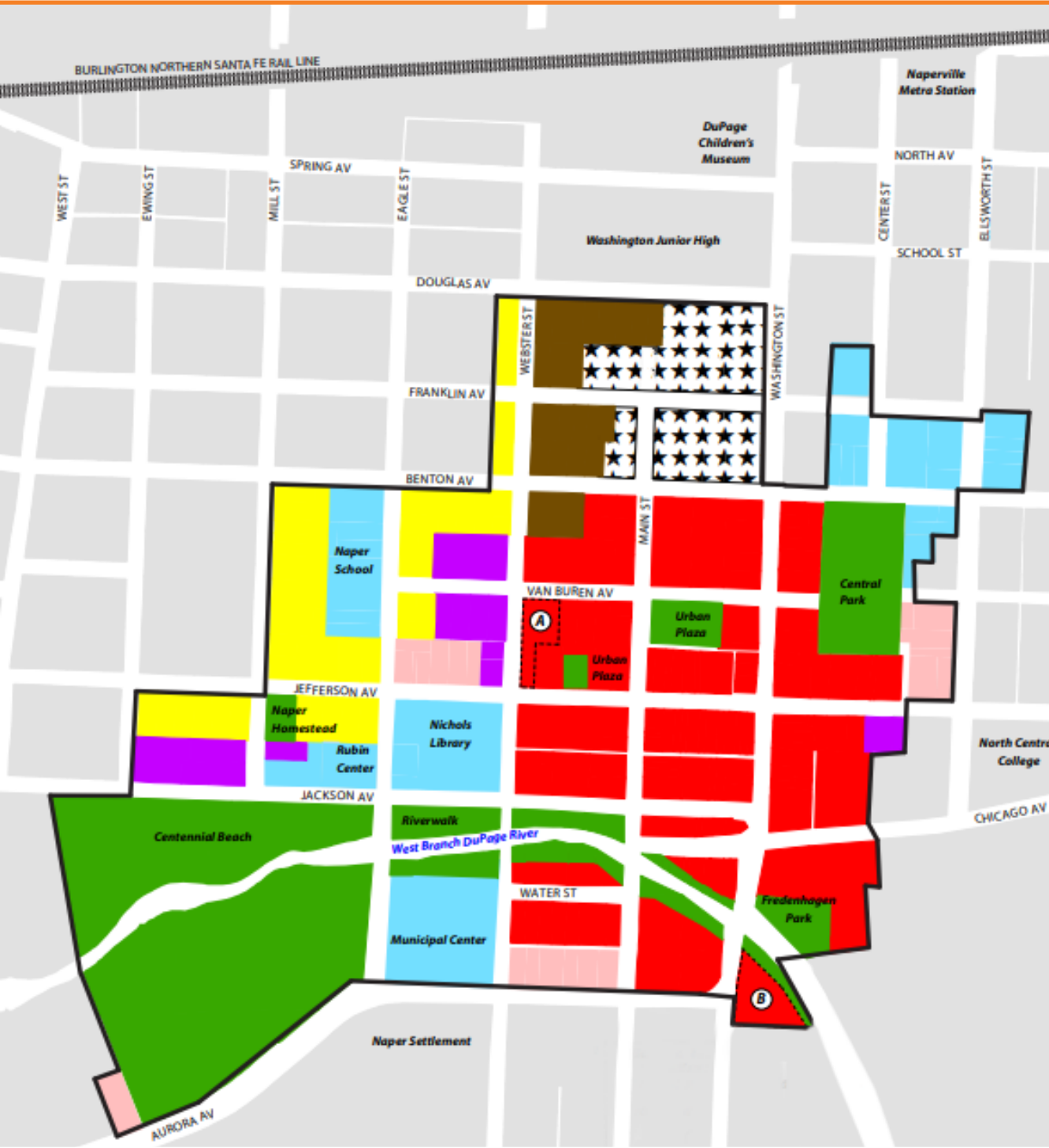
- Central Park Lot (26 Spaces)
- Court Place/Concert Lane (79 Spaces)
- Nichols Lot (130 Spaces)
- Paw Paw Lot (119 Spaces)
- Riverview Lot (48 Spaces)
- Riverwalk Lot (24 Spaces)
- Van Buren Lot (114 Spaces)

Public Parking Garages:

- Central Parking Facility (553 Spaces)
- Municipal Center Facility (357 Spaces)
- Van Buren Parking Facility (792 Spaces)
- Water St. Parking Facility (520 Spaces)



FUTURE LAND USE MAP



Future Land Use

North Downtown Special Planning Area

Downtown Core

Secondary Downtown

Transitional

Single-Family Residential

Multi-Family Residential

Institutional

Parks and Open Space

Outside Study Area

(A) with 1st Floor Office by Conditional Use

(B) with 1st Floor Office Allowance

SOURCE

<https://www.naperville.il.us/businesses/development-resources/land-use-master-plan/>

<https://www.naperville.il.us/contentassets/7fed1bf2ba19496fa9a037f019616748/cmp-naperville-downtown2030.pdf>

THIRD LARGEST TOWN IN ILLINOIS AND PART OF THE CHICAGO METROPOLITAN STATISTICAL AREA (MSA)

- 28 miles west of Chicago

AWARD WINNING CITY | NAMED THE 2025 BEST CITY TO LIVE IN AMERICA BY NICHE.COM

- Niche.com also named Naperville the “Best City to Buy a House in America in 2025”
- District 203 & District 204 continually rank among the top five school districts in Illinois
- Ranked on Money Magazine’s prestigious “Best Places to Live” list nine times since 2004
- Named the “Safest City in America” by MoneyGeek (2021)
- Ranked number one on SafeWise’s “America’s Safest Cities to Raise a Child (2020)”

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

MANY CITY BUSINESS INCENTIVES

- Industrial revenue bonds, energy grants and the Economic Development for a Growing Economy Tax Credit Program (EDGE) give businesses the support they need to thrive

EASILY ACCESSIBLE

- 25 miles from O’Hare International Airport and 30 miles from Midway International Airport
- Features two Metra stations as well as Amtrak services
 - › The BNSF Metra line had 7,376,419 passengers in 2024, up 19.64% from 2023
- Served by Pace Bus services

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
- 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

“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 19 in “Regional Universities Midwest” and number 28 in “Best Value Schools” by U.S. News & World Report
 - › One of Princeton Review’s 2024 “Best Regional Colleges”

NAPERVILLE OFFERS MANY UNIQUE SHOPPING DESTINATIONS

- Fox Valley Mall attracts 4.4 million annual visitors
 - › Ranked in the top 5% of shopping centers in Illinois
 - › Notable tenants include Macy's, JCPenney, Victoria's Secret & PINK, GameStop, Express, KAY Jewelers, and many more
- Downtown Naperville: Recognized as one of the most popular destinations in the Midwest
 - › Over 150 stores including unique family-owned shops, nationally recognized retailers, distinctive restaurants, and a picturesque riverwalk
- Naperville Crossings attracts 3.2 million annual visitors
 - › Ranked in the top 10% of shopping centers in Illinois
 - › Notable tenants include Aldi, Panera, Dave's Hot Chicken, Crumbl Cookies, Bar Louie, Orangetheory Fitness and many more
- Odgen Avenue and Route 59 are also major retail thoroughfares in Naperville, attracting millions of shoppers each year

ABUNDANCE OF NEARBY DEVELOPMENTS

- Fox Valley Mall is undergoing major redevelopments (see next page for more details)
- Six retail buildings currently under construction or newly-opened along the Route 59 retail corridor
 - › Yard House | 9,000 square-foot restaurant
 - › Stans Donut | 2,400 square-foot fast food restaurant
 - › The Cheesecake Factory | 8,500 square-foot restaurant
 - › Three multi-tenant retail buildings totaling over 35,000 square-feet of new retail space
- Endeavor Health Cardiovascular Center | A 71,000-square-foot heart and vascular outpatient facility built in 2024
- Walter E. Smithe Furniture & Design | A 12,272 square-foot freestanding retail building built in 2024
- Shake Shack | A 3,450 square-foot retail restaurant built in 2025
- Freddy's | A 3,200 square-foot retail restaurant built in 2024
- Scooter's Coffee | A 677 square-foot retail restaurant built in 2024



(GRADES FROM NICHE.COM)

BLOCK 59 – NAPERVILLE'S PREMIER DINING & ENTERTAINMENT HUB



This mixed-use entertainment development includes retail, restaurants and entertainment venues centered around a core Central Green - providing flexible seasonal uses and activities in all four seasons.

The Central park will host a multitude of events including musical performances, movies in the park, ice skating in the winter and will become a new gathering place for the surrounding community.

Current tenants include: Ruth's Chris Steak House, Lazy Dog, Piccolo Buco, The Cheesecake Factory, Yard House, Walter E. Smith, Hollywood Palm Theater, Stan's Donuts, Velvet Taco, Shake Shack, Fresh Fln, First Watch, and Crisp & Green.

The total investment in Naperville's Block 59 project is \$122 million. This includes \$53 million from Brixmor Property Group and an additional \$69 million from incoming restaurant and entertainment tenants, according to a report from the Daily Herald.



**THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE'
IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST**

#1

U.S. Metro for corporate relocations for 12th Consecutive Year

30 Relocations
110 Expansions

255,967

Businesses in the Chicago metro area, the

4th

most in the U.S.

3rd

Largest supply in labor in the U.S.

On average, 4.76M people were employed throughout 2024 — the highest level seen since at least 1990

145,545

Graduates and secondary program finishers in the Chicago metro area in 2023

1.2B sqft

Chicago industrial real estate market, the largest in the United States

\$4.32B

Growth capital raised by Chicagoland startups in 2024

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was \$886B in 2024.

Chicagoland area is growing, adding 70,762 people between 2023 and 2024 — **the ninth most among metro areas**. 9.46 million people live in the MSA (Census 2020).



O'Hare International Airport is the **10th Busiest Airport in the World & Most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 8 for passengers with more than 80 million passengers. \$295 billion in trade value flowed through O'Hare in 2024 (3rd largest port by value).

Plus, Chicago is home to **Midway International Airport** with 22 million passengers.

10

Interstate highways converge in the Chicago Metro Area

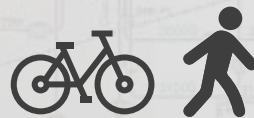
3rd in the nation
for total interstate miles

450M

Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nation's Largest Public Transportation System**

Chicago Union Station is the nation's **3rd busiest station** overall, and it is Amtrak's 4th busiest



Chicago's MSA is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 11 million bike and scooter trips in 2024. The city has 303 miles of bike lanes and 19 miles of lakefront bicycle paths.

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

Voted Best Big City in the U.S. (2024)

-Condé Nast Traveler Magazine

52M

Visitors in 2023

#11 Best Cities in the World (2025)

-Time Out Magazine

\$19.2B

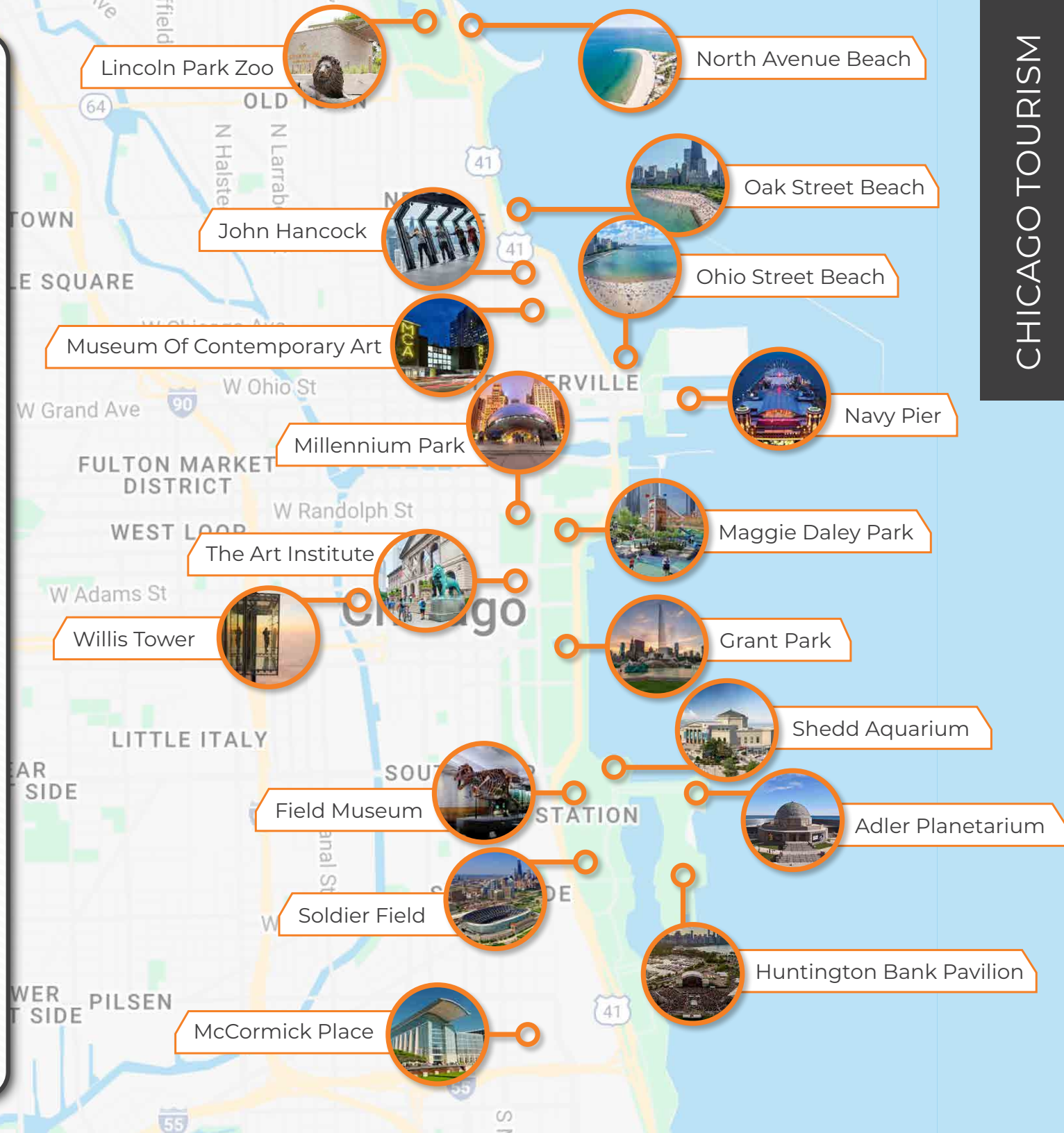
Tourist spent in 2023
(Estimated)

963

Hotels+

CULTURAL HAVEN:

Home to 200 art galleries,
60 museums, 250 music
venues, 250 theatres, 400
neighborhood festivals, 7,300
restaurants, over 160 breweries
and more.



Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
664 business expansions or relocations in 2024

#4 in the Nation

Access to Capital
— Up from #6 in 2023

#6 in the Nation

Tech & Innovation
— Up from #14 in 2023

Infrastructure & Transportation

#1 in the Midwest

Transportation & Warehousing Infrastructure

#4 in the Nation

Transportation & Warehousing Infrastructure

Workforce & Population

#3 in the Nation

Population Size

#1 in the Midwest

Workforce Development

Home to over
30 Fortune 500
Companies

As well as, 2,000+ international industry
leaders, 1,900 major corporate headquarters
and 1.2 million small businesses.



WHY ILLINOIS

5th Highest GDP in the Nation (2024)

\$1.1 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.



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.

World-Class Education

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
Northwestern University #6, University of Chicago #11, University of Illinois #33 for Top National Universities by U.S. News (2025)

Illinois 2024 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- EDGE & REV incentivized investments surged by \$2 billion, reaching nearly \$5 billion since 2023. New jobs quadrupled, from 3,000 to 12,800, including 4,100 directly from these programs.
- State incentive programs doubled corporate investments from \$6.3 billion in 2023 to \$12.5 billion in 2024.
- Clean energy investments doubled from \$2 billion to \$4 billion, with growth in key sectors such as quantum computing, tourism, and exports.



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian (\$1.5B) and Avina Clean Hydrogen (\$820M) invested in EV and sustainable aviation fuel production.
- Wiegel Tool Works, Crysalis Biosciences, Ymer Technology, and Bedrock Materials expanded operations in Illinois.
- Wieland Rolled Products (\$500M) and Voortman Steel Machinery strengthened Illinois' advanced manufacturing sector.
- PsiQuantum's MICRO Act partnership will create a \$20B quantum computing hub in Chicago.



TOURISM & EXPORT RECORDS

- Illinois had record-breaking export sales of \$78.7 billion in 2023, ranking #1 in the Midwest & #5 in the U.S..
- FY24 hotel tax revenue reached \$321.5 million, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed 112 million visitors in 2023, generating \$47 billion in spending—a \$3 billion increase from 2022.
- International tourism surged 39%, with 2.16 million visitors spending \$2.7 billion in 2023, a 47% increase from the previous year.



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Recompete Pilot Program finalists.
- iFAB Regional Tech Hub (Decatur & Champaign) is one of 12 federally funded tech hubs.
- The Bloch Quantum Tech Hub expected to generate \$60 billion in economic impact.
- Current (Chicago-area water innovation hub) received up to \$160 million in NSF funding for Great Lakes ReNEW Innovation Engine.

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ENVIRONMENTAL DISCLOSURE

Seller advises prospective purchasers that certain environmental items have been identified on the property in the past, and although remediation efforts may have occurred, such items may still be present. Prospective purchasers are encouraged to conduct appropriate environmental due diligence.

NON-ENDORSEMENT NOTICE

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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.

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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: _____

NO REPRESENTATION IS MADE BY BROKER AS TO THE LEGAL OR TAX EFFECT OR VALIDITY OF ANY PROVISION OF THIS DOCUMENT. BROKER IS NOT QUALIFIED TO GIVE ADVICE ON LEGAL OR TAX MATTERS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA
GROUP

EXCLUSIVELY LISTED BY

SEAN SHARKO

SENIOR MANAGING DIRECTOR
Chicago Oakbrook
(630) 570-2238
sean.sharko@marcusmillichap.com
IL 471.010712

AUSTIN WEISENBECK

SENIOR MANAGING DIRECTOR
Chicago Oakbrook
(630) 570-2169
austin.weisenbeck@marcusmillichap.com
IL 475.140200

FINANCING CONTACT

DEAN GIANNAKOPOULOS

Senior Managing Director- Debt & Equity Structured Finance - MMCC
O: (312) 327 5423 | M: (312) 218 7443 | E: Dean.Giannakopoulos@marcusmillichap.com
License: IL: 475.136018

DESIGNATED MANAGING BROKER

STEVEN WEINSTOCK

Chicago Oakbrook
O: (630) 570-2200 | E: Steven.Weinstock@marcusmillichap.com
IL 471.011175