

HIGH BARRIER-OF-ENTRY 6-TENANT CENTER

FIVE MINUTE DRIVE TO O'HARE AIRPORT

CENTRALLY LOCATED NEAR ROSEMONT'S RETAIL, ENTERTAINMENT, & CONFERENCE DISTRICT



Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA
GROUP

4926-4940 RIVER RD
SCHILLER PARK, IL 60176

THE ROSE HOTEL
TRULUCK'S
CARMINE'S
HAVE A NISTER!

Parkway Bank Park Entertainment District

AMC THEATRES
ZANES COMEDY NIGHT CLUB
KING'S
verilife
JOE'S Live
sugar FACTORY
FOGO DE CHÃO
BIG
iFLY
aloft

CHICAGO DOGS
impactField
\$63M Development
Capacity: 6,300 Seats

FASHION OUTLETS CHICAGO
Luxury Outlet | 130+ Top Designer Brands
4.7M Visits Annually (Placer.ai)

GUCCI COACH NEW YORK
ARMANI ARITZIA
YSL Ω NikeFactoryStore Saks OFF 5TH

Hilton EMBASSY SUITES by Hilton
CROWNE PLAZA MORTON'S DOUBLE TREE by Hilton
ROSEMONT THEATRE
M&S McCORMICK & SCHMICK'S THE CAPITAL GRILLE

DONALD E. STEPHENS CONVENTION CENTER
840,000 SF Convention & Conference Center
1.35M Visitors Annually

HYATT REGENCY

River Rd
25,800 VPD

Subject Property





THE OFFERING

This six-tenant unanchored strip center offers a diverse mix of service-based tenants, including Shoeless Joe's restaurant (a top-rated local favorite), Enterprise Rent-A-Car, and Axeclusive Throwing & VR Lounge. Most tenants operate on net leases with annual rent increases ranging from 2% to 5%, providing steady income growth and long-term stability.

Located in a high barrier-to-entry market, the property sits just minutes from O'Hare International Airport and major Rosemont attractions such as the Fashion Outlets of Chicago and the Donald E. Stephens Convention Center. Positioned along River Road—which sees 25,800 vehicles per day—the center also benefits from convenient access to multiple interstate highways.

The area is densely populated, with over 406,000 residents within a five-mile radius and a strong daytime population. The property features 82 surface parking spaces and a generous building setback. Flexible zoning allows for both retail and industrial use, offering versatility for current tenants or future redevelopment opportunities. Located amidst newly renovated properties and ongoing development, the center is well-positioned in one of the most competitive and supply-constrained submarkets in the region.

AERIAL

Interstate 190
114,300 VPD

Parkway Bank Park Entertainment District

DONALD E. STEPHENS
CONVENTION CENTER
840,000 SF Convention & Conference Center
1.35M Visitors Annually

ImpactField
\$63M Development
Capacity: 6,300 Seats

FASHION OUTLETS CHICAGO
Luxury Outlet | 130+ Top Designer Brands
4.7M Visits Annually (Placer.ai)

O'HARE
INTERNATIONAL AIRPORT

66.9 Million Passengers in 2024
10th Busiest Airport in the World
& 4th Busiest in the U.S. (2024)

Mannheim Rd
44,800 VPD

Interstate 294
193,700 VPD

River Rd
25,800 VPD

Subject Property







4926-4940 RIVER RD
SCHILLER PARK, IL 60176



\$3,595,000

LIST PRICE



8.89%

CAP RATE



\$156.30

PRICE / SF



\$319,512

NET OPERATING INCOME

FINANCIAL SUMMARY

PRICE	\$3,595,000
CAP RATE	8.89%
Price/ SF	\$156.30
Gross Leasable Area	23,000 SF
Year Built	1990 2007
Lot Size	1.38 Acres +/-
Parcel Numbers	12-10-302-043-0000
Parking	82 Surface Spaces +/-
Current Rent	\$360,461
Total Reimbursements	\$174,475
Effective Gross Income	\$534,936
Expenses	\$215,424
NOI	\$319,512



PROPOSED FINANCING

LTV	70%	Debt Service	\$203,899
Interest Rate Amortization	6.50% 25 Years	Debt Coverage Ratio	1.57
Down Payment	\$1,078,500	Net Cash Flow After Debt Services Return %	\$115,613 10.72%
First Trust Deed/Mortgage	\$2,516,500	Principal Reduction	\$41,550
		Total Return Return %	\$157,163 14.57%

SIX TENANT UNANCHORED STRIP CENTER HOUSING A VARIETY OF SERVICE-BASED TENANTS

- Complimentary tenant mix featuring top-rated Shoeless Joe's restaurant (4.4 / 5 stars on Google Reviews)
- All tenants benefit tremendously from their proximity to O'Hare Airport and Schiller Park's industrial park
- Five tenants operate on net leases and one tenant operates on modified gross with real estate tax base stop
- Majority of the tenant leases feature healthy annual rent increases ranging from 2% to 5%

OUTSTANDING REAL ESTATE FUNDAMENTALS

- Property is positioned along River Road | 25,800 vehicles per day
- Rare, flexible zoning allows for both retail and industrial use | highly beneficial for landlord and tenants
- Substantial parking despite limited availability in the sub-market | 82 surface spaces
- Building setback is almost twice the level of several properties along River Road
- Incredibly tight sub-market with low vacancy and virtually zero land available for new development
- Surrounded by multiple new builds and properties that have been recently renovated

DENSE, INFILL LOCATION WITH HEAVY TRAFFIC DRIVERS AND HIGH DAYTIME POPULATION

- 406,000+ people live within a five-mile radius of the property
- Average household income exceeds \$103,000 within a five-mile radius
- Nearly 150,000 daytime population providing for a steady stream of customers
- 0.9 miles from Interstate 294 interchange and 1.2 miles from Interstate-190

LOCATED JUST MINUTES FROM ROSEMONT'S MAIN CONVENTION AND ENTERTAINMENT DISTRICT

- 0.6 miles from Fashion Outlets of Chicago | luxury outlet mall with over 130 stores including Gucci, Versace, Armani and many more | 4.7 million visits (per Placer.ai)
- 0.75 miles from the Donald E. Stephens Convention Center | home to over 200 trade-shows and conventions annually | approximately 1.35 million visitors annually
- 0.75 miles from the Parkway Bank Park Entertainment District | 200,000-square-foot complex home to 15 dining and entertainment venues
- 1 mile from Impact Field | home of the Chicago Dogs (professional baseball team) | \$63 million development with 6,300 seats
- Property is located within close proximity to 20 separate major hotels

CASH FLOW YR 1 - 7/1/2026

Base Rent	Current	Per SF
Occupied Space	\$360,461	\$15.67
Available Space	-	-
Gross Potential Rent	\$360,461	\$15.67
Expense Reimbursements		
Real Estate Taxes	\$133,065	\$5.79
Insurance	\$9,363	\$0.41
CAM	\$21,156	\$0.92
Management Fee	\$10,891	\$0.47
Total Expense Reimbursements	\$174,475	\$7.59
Effective Gross Income	\$534,936	\$23.26
Expenses		
Real Estate Taxes	\$157,154	\$6.83
Insurance	\$11,158	\$0.49
CAM	\$32,112	\$1.40
Management Fee	\$15,000	\$0.65
Total Expenses	\$215,424	\$9.37
Net Operating Income	\$319,512	\$13.89

CAM	Current	Per SF
Snow Removal	\$8,241	\$0.36
Fire & Life Safety	\$4,899	\$0.21
HVAC Maintenance	\$4,094	\$0.18
Landscaping	\$4,025	\$0.18
Garbage Removal	\$3,141	\$0.14
Electric	\$2,677	\$0.12
Plumbing Maintenance	\$1,650	\$0.07
Door Maintenance	\$1,470	\$0.06
General Maintenance	\$1,040	\$0.05
Exterminating	\$875	\$0.04
Total CAM	\$32,112	\$1.40

CAM BREAKDOWN

Expense Assumptions

- Underwriting excludes legal fees for tax protest (\$9,198). Five tenants reimburse for this expense.
- Management fee expense is revised to reflect updated quote.

EXPENSE REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
Shoeless Joe's Ale House & Grille	\$59,445	\$4,221	\$6,987	\$5,674	\$8.77	\$76,327
Mennon Rubber & Safety Equipment	\$1,192	-	-	-	\$0.32	\$1,192
Modern Aesthetics Medical Spa	\$14,349	\$1,019	\$2,932	\$1,370	\$9.37	\$19,669
Meeow Chicago Pet Boarding	\$27,399	\$1,945	\$5,599	\$2,615	\$9.37	\$37,559
Aexclusive Throwing & VR Lounge	\$12,914	\$917	\$2,639	\$1,233	\$9.37	\$17,702
Enterprise Rent-A-Car	\$17,765	\$1,261	\$3,000	-	\$8.47	\$22,027
Total	\$133,065	\$9,363	\$21,156	\$10,891	\$7.59	\$174,475

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			
Shoeless Joe's Ale House & Grille Retail, Suite 4926	8,700	37.83%	7/1/2019	6/30/2029	10 Years	Base	Current	\$10,937	\$131,243	\$15.09	-	37%	2, 5-Year	Net
						-	7/1/2026	\$11,156	\$133,868	\$15.39	2%			
						-	7/1/2027	\$11,379	\$136,549	\$15.70	2%			
						-	7/1/2028	\$11,606	\$139,276	\$16.01	2%			
						Option 1	7/1/2029	\$11,838	\$142,062	\$16.33	2%			

Notes: Tenant has a five percent non-cumulative cap on base year CAM (2019) excluding snow plowing charges.

Mennon Rubber & Safety Equipment Retail, Suite 4932, 4936B	3,700	16.09%	10/14/2018	10/31/2027	9 Years	Base	Current	\$5,073	\$60,876	\$16.45	-	17%	1, 3-Year	Modified
						-	11/1/2026	\$5,250	\$63,000	\$17.03	3%			
						Option 1	11/1/2027	\$5,250	\$63,000	\$17.03	0%			
						-	11/1/2028	\$5,430	\$65,160	\$17.61	3%			
						-	11/1/2029	\$5,564	\$66,768	\$18.05	2%			

Notes: Tenant to pay its PRS for taxes for the amount over the base tax (2023) during initial term and base tax (2026) for the option period.

Modern Aesthetics Medical Spa Retail, Suite 4934	2,100	9.13%	10/1/2018	1/31/2028	9 Years	Base	Current	\$3,477	\$41,724	\$19.87	-	12%	None	Net
						-	2/2/2027	\$3,581	\$42,972	\$20.46	3%			

Meeow Chicago Pet Boarding Retail, Suite 4936	4,010	17.43%	2/1/2023	4/30/2028	5 Years	Base	Current	\$3,467	\$41,604	\$10.38	-	12%	1, 5-Year	Net
						-	5/1/2026	\$3,537	\$42,444	\$10.58	2%			
						-	5/1/2027	\$3,608	\$43,296	\$10.80	2%			
						Option 1	5/1/2028	-	Market	-	-			
						-	5/1/2029	-	Market	-	-			

Aexclusive Throwing & VR Lounge Retail, Suite 4938	1,890	8.22%	1/1/2024	12/31/2026	3 Years	Base	Current	\$3,309	\$39,708	\$21.01	-	11%	None	Net
						-	-	-	-	-	-			

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			
Enterprise Rent-A-Car	2,600	11.30%	4/21/2009	4/30/2026	17 Years	Base	Current	\$3,228	\$38,733	\$14.90	-	11%	1, 3-Year 2, 5-Year	Net
Retail, Suite 4940						Option 1	5/1/2026	\$3,308	\$39,701	\$15.27	2.5%			
						-	5/1/2027	\$3,391	\$40,694	\$15.65	2.5%			
						-	5/1/2028	\$3,476	\$41,711	\$16.04	2.5%			
						Option 2	5/1/2029	\$4,500	\$54,000	\$20.77	29.5%			

Notes: Beginning 1/1/25, tenant will pay the lesser of its PRS of CAM charges or \$3,000 annually (this number will increase annually through 4/30/2029). As of May 1, 2029, tenant will pay its full PRS without a limit going forward. Tenant may terminate lease with ninety days notice plus three months of the then current rent. The 2, 5-year options are a 2.5% increase annually.

Occupied	23,000	100%						\$360,461	\$15.67
Vacant	-	-						-	-
Total	23,000	100%						\$360,461	\$15.67



TENANT PROFILE



- American Car Rental Agency | The Largest Transportations Solutions Provider Offering Car and Truck Rentals, Car Sharing, and Car Sales
- Over 8,000 Locations Worldwide
- Founded in 1957

PARENT COMPANY



- Parent Company of Enterprise Rent-A-Car, National Car Rental, and Alamo Brands
- Record-Breaking \$38 Billion (Enterprise Mobility) in Revenue in 2023
- 9,500 Locations in more than 90 Countries
- Diverse Fleet of 2.3 Million Vehicles
- Seventh-Largest Private Company by Revenue (Forbes, 2023)
- Over 90,000 Global Team Members
- S&P Rating: A-

Tenant/Guarantor: Enterprise Leasing Company of Chicago, LLC



Global
Tenant



90,000+
Employees

Forbes

Rated on
Forbes



2.3 Million
Vehicles



[ENTERPRISE.COM](https://www.enterprise.com)

[ENTERPRISEMOBILITY.COM](https://www.enterprise.com/mobility)

TENANT OVERVIEWS



shoelessjoesalehouse.com

- Family-Owned and Operated Sports Bar and Restaurant
- Recognized as One of the Premier Sports Bars in the Chicagoland Area
- Features One of the Top Craft Beer and Liquor Lineups
- Two Locations: Addison, IL and Schiller Park, IL (Subject Property)
- Schiller Park Location is Rated 4.4 Stars from 455 Google Reviews
- Both Locations Offer Party Rooms for up to 90 People
- Established in 1989

DBA	Shoeless Joe's Ale House & Grille
Tenant/Guarantor	Shoeless Joe's Sports Bar, Inc./Personal
Number of Locations	2



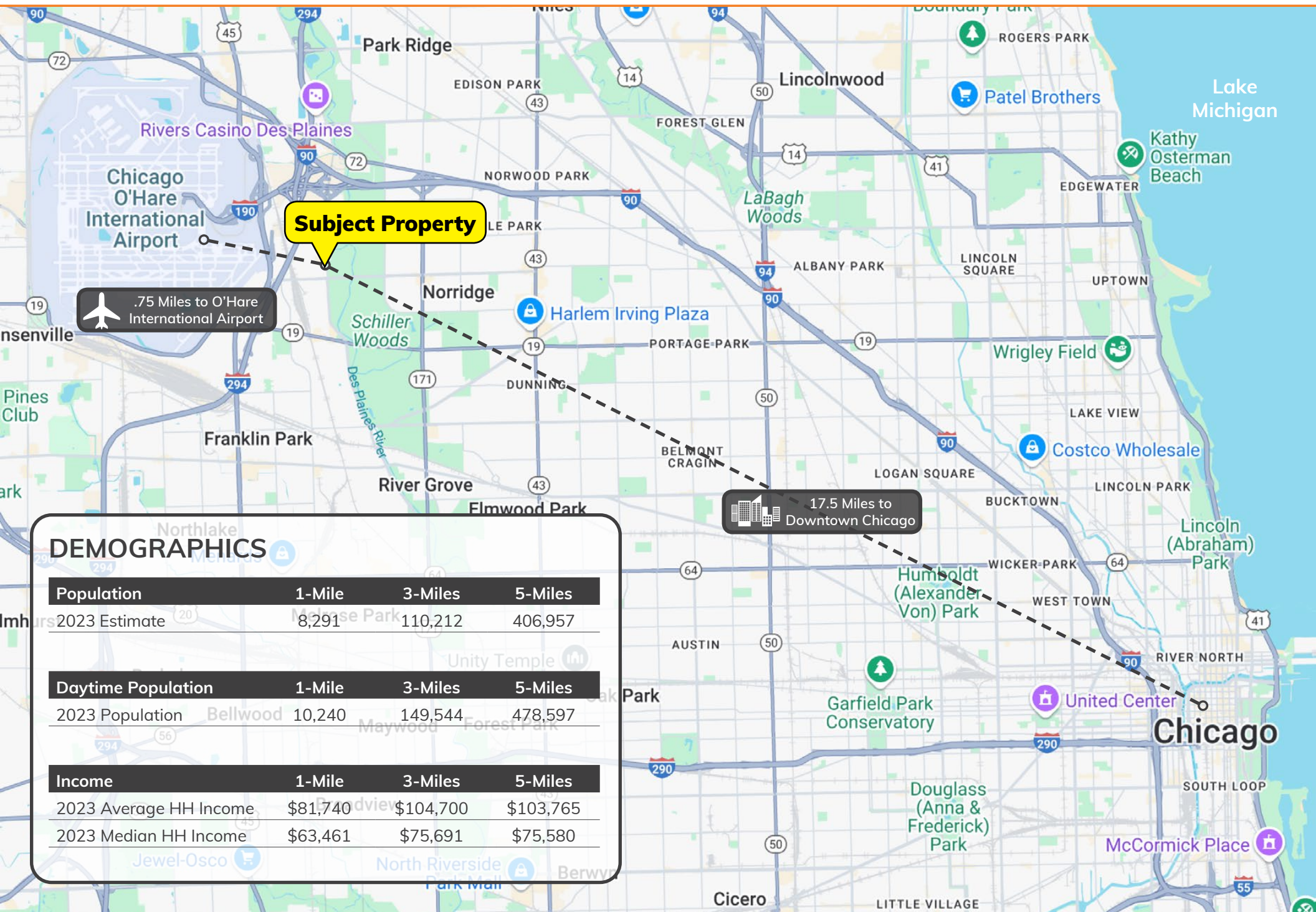
axeclusive.com

- Axe Throwing and Virtual Reality Lounge Featuring a Splatter Paint Room
- Hosts a Variety of Private Parties and Corporate Events
- Rated 4.9 Stars from 700 Google Reviews
- Ranked Among Chicago's Best Bachelor Party Spots
- Happy Hour Pricing on Sunday, Wednesday, and Thursday
- Offers a Unique Atmosphere that Combines Rustic Charm with Modern Amenities

DBA	Axeclusive Throwing & VR Lounge
Tenant/Guarantor	Personal
Number of Locations	1



REGIONAL MAP



Subject Property

17.5 Miles to O'Hare International Airport

17.5 Miles to Downtown Chicago

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2023 Estimate	8,291	110,212	406,957
Daytime Population	1-Mile	3-Miles	5-Miles
2023 Population	10,240	149,544	478,597
Income	1-Mile	3-Miles	5-Miles
2023 Average HH Income	\$81,740	\$104,700	\$103,765
2023 Median HH Income	\$63,461	\$75,691	\$75,580

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.



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.

**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.



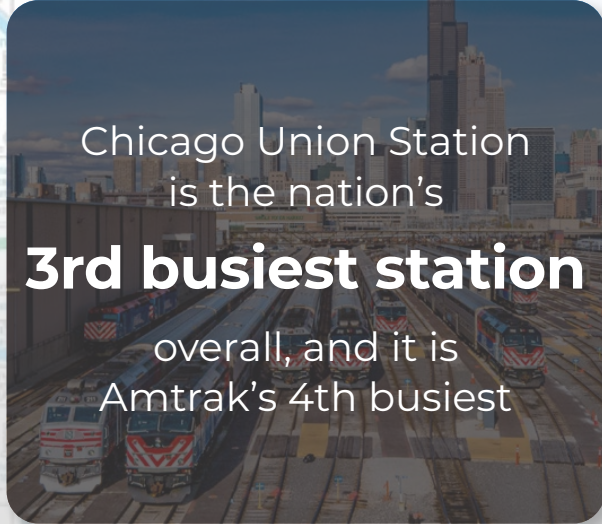
10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles



450M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nations 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

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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.



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