

JENCARE SENIOR MEDICAL CARE

6101 W 95TH STREET, OAK LAWN, IL 60453

EXPANDING SENIOR PRIMARY & SPECIALTY CARE PROVIDER | INFILL LOCATION | NEAR 2 MAJOR HOSPITALS | NNN LEASE




 **JenCare Senior Medical Center**
A CHENMED COMPANY

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

UNITED REHAB PROVIDER
PHYSICAL THERAPY
TEL: 888-95-THER
AT HOME
ADULT DAY CARE CENTER
TEL: 877-45-WE CARE
No Schedule Found!





Hilton
184 Rooms

 Advocate Christ Medical Center
Advocate Christ Medical Center - 788 Beds




HONDA

Oak Lawn Community High School
(1,788 Students) 

Walgreens


McDonalds

Regency Home Health Care

TACO BELL



Subject Property

 W 95th St
33,325 VPD


CROWN MORTGAGE
3.99%
30 Year Fixed Rate



Long Operating
History



3% Annual
Rent Bumps



Near 2 Major
Hospitals



Heavily
Traveled



Highly
Populated

INVESTMENT HIGHLIGHTS

- **NNN Leased JenCare Senior Medical Center in a Dense Chicago Suburb**
 - JenCare has been Operating at this Location for Over 10 Years | NNN Lease with 3% Annual Increases
 - Displayed Commitment to Site by Executing a 7-Year Renewal Option in 2020 | 2 Years Remaining
 - › Furthered Their Commitment by Investing Over \$50,000 in the Property for the Installation of New Fiber Optic System and Resurfacing and Striping Parking Lot in 2024
- **Rapidly Expanding Value-Based Senior Primary Care Provider**
 - JenCare was Formed Through a Strategic Joint Venture Between ChenMed and Humana
 - › Operates 33 Locations in 5 States
 - ChenMed has Exhibited Solid Growth For Over a Decade-Plus, Expanding Membership at a 37.06% Annual Clip from 2010 – 2022
 - › Operates Over 130+ Locations in 15 States | Opened 37 Clinics in 2022 & 2023
- **In Close Proximity to Two Major Hospitals | 1,086 Beds Combined**
 - 2.5 Miles from Advocate Christ Medical Center | 788-Bed, Premier Teaching Institution with over 1,500 Affiliated Physicians
 - › 105,000 Patient Visits Annually | One of the Busiest Level I Trauma Centers in Illinois
 - 4.4 Miles from OSF Little Company of Mary Medical Center | 298 Beds
 - › 11,600 Inpatient Visits | Over 253,000 Outpatient Visits | Nearly 50,000 Emergency Department Patients
- **Situated Along Oak Lawn's Busiest Corridor | 95th Street (See Next Page)**
 - 95th Street is Home to Many Major Shopping Centers Including Chicago Ridge Mall
 - › 7 Million Visits in the Last 12 Months
 - 33,325 Vehicles per Day Along 95th Street
 - Subject Property is Two Miles from the Interstate 294 Interchange | 181,700 Vehicles per Day
- **Assisted Living Facilities in Close Proximity**
 - 0.3 Miles from Oak Lawn Respiratory & Rehabilitation Center | 143 Beds
 - 0.5 Miles from Aperion Care Oak Lawn | 134 Beds
 - 0.5 Miles from ALIYA of Oak Lawn | 191 Beds
- **Surrounded by Attractive Demographics with a Large Population and Workforce**
 - 156,999 People Live Within Three Miles | 355,163 People Work Within Five Miles

95TH STREET CORRIDOR



95th Street conveniently runs through the heart of Downtown Oak Lawn, the area's major retail thoroughfare. A number of vibrant shops, malls, restaurants, and medical centers are situated in this area. An abundance of major grocers call 95th Street home, including Illinois' most visited Amazon Fresh location. Oak Lawn's largest employer, Advocate Christ Medical Center is also located on 95th Street. It is easily accessible, via Interstate 294, with over 181,000 vehicles per day, as well as the Oak Lawn Metra Station, which provides access to and from Downtown Chicago and many suburbs. With 376,535 people living within a five-mile radius, 95th Street truly is a one-stop shop for retail, medical, and leisure.

- Major Malls and Shopping Centers
- Near Interstate 294
- Two Major Hospitals
- Oak Lawn Metra Station
- Heavily Traveled

*Placer.ai



FINANCIAL SUMMARY

Price	\$2,942,430
Cap Rate	8.60%
NOI	\$253,049
Price/SF	\$272.07
Gross Leasable Area	10,815 SF
Year Built Renovated	1976 2006 2013
Lot Size	0.58 Acres +/-
Parcel Number	24-08-105-005-0000, 24-08-105-006-0000, 24-08-105-007-0000, 24-08-105-008-0000, 24-08-105-009-0000, 24-08-105-010-0000, 23-08-025-0000
Type of Ownership	Fee Simple
Parking	40 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Current	10/1/2025	\$253,049	\$23.40
	10/1/2026	\$260,640	\$24.10
Option 1	10/1/2027	\$268,460	\$24.82
	10/1/2028	\$276,513	\$25.57
	10/1/2029	\$284,809	\$26.33
	10/1/2030	\$293,353	\$27.12
	10/1/2031	\$302,154	\$27.94
	10/1/2032	\$311,218	\$28.78
	10/1/2033	\$320,555	\$29.64

Notes: 3% Annual Increases Continue Through The Options

LEASE SUMMARY

Lease Type	NNN
Tenant	JenCare Senior Medical Center Oak Lawn, LLC & PMR Illinois Holdings, LLC
Lease Term Remaining	2 Years
Rent Commencement	6/5/2013
Lease Expiration	9/30/2027
Options	1, 7-Year
Option to Terminate	No
Option to Purchase	No



THE VITAMIN SHOPPE
 OSF HEALTHCARE
 WING-STOP
 T-Mobile

Jason's deli
 CHIPOTLE MEXICAN GRILL
 ROSATI'S
 Davita

Oak Lawn Community High School
 (1,788 Students)



petco

McDonalds

Subject Property

BatteriesPlus

WATER YOU WADING FOR
 Learn to Swim
 CENTER FOR RECONSTRUCTIVE SURGERY
 Bite Size Pediatric Dentistry

aperion care

MATTRESS FIRM

Fannie May

Little Boy's

Ridgeland Ave
 21,000 VPD

DUNKIN'

MILLER'S ALE-HOUSE

W 95th St
 33,325 VPD

CHICAGO RIDGE MALL
 130 Stores & Services | 889,610 SF
 7M Visits Annually (Placer.ai)

KOHL'S
 AKIRA
 AMC THEATRES
 ALDI
 DICK'S SPORTING GOODS
 H&M



TENANT PROFILE



- Family-Owned Primary and Specialty Care Practice
- Committed to Delivering Superior Healthcare to Medicare-Eligible Seniors
- The Largest Family-Owned, Physician-Led Primary Care Provider Serving Underserved Communities
- Services Offered Include Primary Care, Specialty Care, On-Site Medications, and Transportation
- Average Patient is 71 Years Old, has an Average of Five Chronic Conditions, and Low-to-Moderate Income
- 97% of Patients are Satisfied with the Level of Respect Shown to Them by Their Doctor (Medallia, 2022)



- JenCare is Part of the ChenMed Family of Brands that Includes Chen Senior Medical Center, Dedicated Senior Medical Center, and IntuneHealth
- ChenMed Serves Tens of Thousands of Seniors All Across the Country
- Humana and ChenMed Began their Relationship in the Early 1990's and Became a Joint-Venture in 2011 (See Next Page)

Guarantor/Tenant: JenCare Senior Medical Center Oak Lawn, LLC & PMR Illinois Holdings, LLC

Two Signatories: JenCare Senior Medical Center Oak Lawn, LLC & PMR Illinois Holdings, LLC – Doing Business as JenCare – Joint Venture Subsidiary Formed by ChenMed & Humana



JENCAREMED.COM

CHENMED EXTENDS RELATIONSHIP WITH HUMANA MEDICARE ADVANTAGE

“In 2011, ChenMed and Humana formed a joint-venture called JenCare Senior Medical Centers...

Florida-based ChenMed, a senior-focused primary care provider, has signed a five-year extension agreement to provide in-network care for Humana’s Medicare Advantage members at all ChenMed locations, including Chen Senior Medical Center, Dedicated Senior Medical Center and JenCare Senior Medical Center.

The company said the agreement continues the long-term relationship that has existed between the two companies and provides stability for Humana’s Medicare Advantage members at all three ChenMed brands. The agreement also includes CarePlus Medicare Advantage members in Florida.”

(Healthcare Innovation, February 14, 2023)



REALIZING SYNERGIES



HUMANA AND CHENMED ANNOUNCE FIVE-YEAR NETWORK AGREEMENT

FEBRUARY 8, 2023

“ChenMed, one of the largest senior-focused primary care providers in the United States, and leading health and well-being company Humana Inc. have signed a new five-year agreement providing in-network care for Humana’s Medicare Advantage members at all ChenMed locations, including Chen Senior Medical Center, Dedicated Senior Medical Center and JenCare Senior Medical Center.

The agreement continues the long-standing relationship that has existed between the two companies for decades and provides stability for Humana’s Medicare Advantage members and high-quality care at all three ChenMed brands. The agreement also includes CarePlus Medicare Advantage members in Florida.

“ChenMed and our partners at Humana understand seniors, and together we have deep experience delivering on the spectrum of their primary care needs. We look forward to continuing our work with Humana to expand much-needed access to ChenMed’s senior-focused concierge care and industry-leading patient outcomes,” said Michael Redmond, Chief Financial Officer of ChenMed. “We are excited about this agreement, which guarantees our patients will continue to have access to Humana’s leading health plans, along with the personalized, high-touch care we provide.”

Humana and ChenMed began their relationship in the early 1990s focused in South Florida. The relationship was strengthened in 2011, when ChenMed and Humana formed a joint-venture, JenCare Senior Medical Centers, which rapidly grew outside of Florida. The continued success of JenCare led ChenMed to the recent hiring of Steve Nelson as Chief Executive Officer for JenCare. His proven industry expertise and track record in scaling large organizations will be pivotal to drive growth for JenCare and improve seniors’ access to high-quality care at a lower cost.

“Specialized primary care facilities focused on seniors’ unique needs have a proven positive impact on health outcomes. We are excited to not only strengthen our long-standing relationship with ChenMed, but also benefit from its growing national presence to ensure a broader group of seniors have access to providers who are focused on their needs,” said George Renaudin, Humana’s President of Medicare and Medicaid. “More senior-focused providers in more markets means more options for high-quality, value-based care for our members.”

LEASE SUMMARY

DBA JenCare Senior Medical Center

TENANT/GUARANTOR JenCare Senior Medical Center Oak Lawn, LLC & PMR Illinois Holdings, LLC

SQUARE FEET 10,815 SF

LEASE COMMENCEMENT 6/5/2013

LEASE EXPIRATION 9/30/2027

LEASE TYPE NNN

RENTAL INCREASES 3% Annual

RENEWAL OPTIONS 1, 7-Year

INSURANCE Tenant

COMMON AREA Tenant

REAL ESTATE TAXES Tenant

ROOF & STRUCTURE Tenant

PARKING LOT Tenant

HVAC Tenant

RIGHT OF FIRST REFUSAL No

RIGHT TO TERMINATE No



JenCare Senior
Medical Center



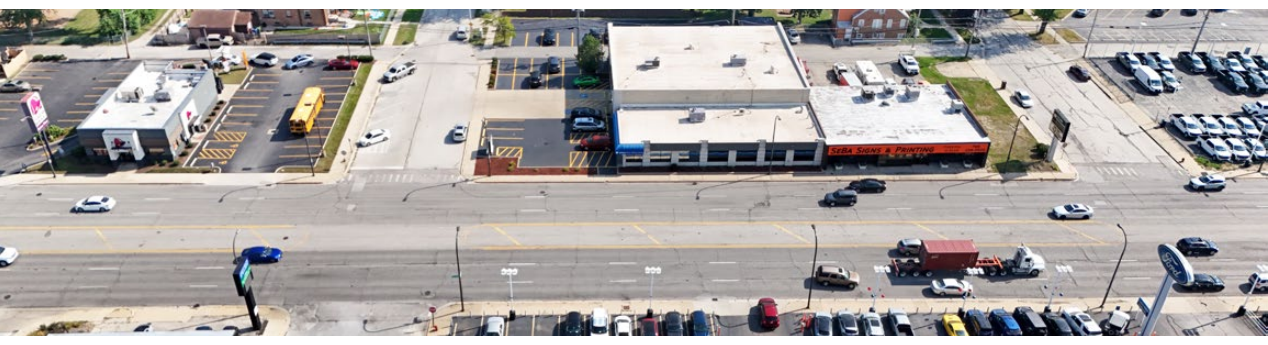
JenCare Senior
Medical Center

JenCare Senior Medical Center

UNITED BEHAVIOR PROVIDERS
PHYSICAL THERAPY
TEL: 888-95-THERAPY
AT HOME
ADULT DAY CARE CENTER
TEL: 877-65-WELCARE

95th ST
W. Ave

STOP



INCLUDED IN THE CHICAGO METROPOLITAN STATISTICAL AREA

- One of the most densely populated neighborhoods in the greater Chicago area
- 16.4 miles southwest of Downtown Chicago

HOME TO ADVOCATE CHRIST MEDICAL CENTER | 788-BED PREMIER TEACHING INSTITUTION

- Over 1,500 affiliated physicians | Provides emergency care for over 105,000 patients annually
- Ranked fifth overall “Best Hospital in the State of Illinois and in the Chicago Metropolitan Area” by U.S. News

EASILY ACCESSIBLE

- Interstate-294 borders Oak Lawn
- Oak Lawn Metra Station - SouthWest Service Line had 1,059,128 passengers in 2024 | 25.40% increase from 2023
- Five miles south of Midway International Airport
 - > More than 18 million passengers annually

4.5 MILES EAST OF MORAIN VALLEY COMMUNITY COLLEGE

- Enrollment exceeds 10,511 students

ABUNDANCE OF NEW BUSINESS DEVELOPMENTS AND URBAN PLANNING EFFORTS

- 95th Street, Harlem Avenue, Ridgeland, and Cicero Corridors getting improvements
- Recent large scale developments over the past few years include Stony Creek Promenade, Bluestone Healthcare Partners LLC, Advocate Christ Medical Center’s \$300 million expansion, Little Company of Mary Outpatient Care Center
- Recently constructed businesses include Amazon Fresh, Shake Shack, Longhorn Steakhouse, Take 5 Oil Change, Dunkin’, Naf Naf Grill, and more
- Current developments include Northwestern College - Oak Lawn Campus, New 5/3 Bank, and two new car dealerships

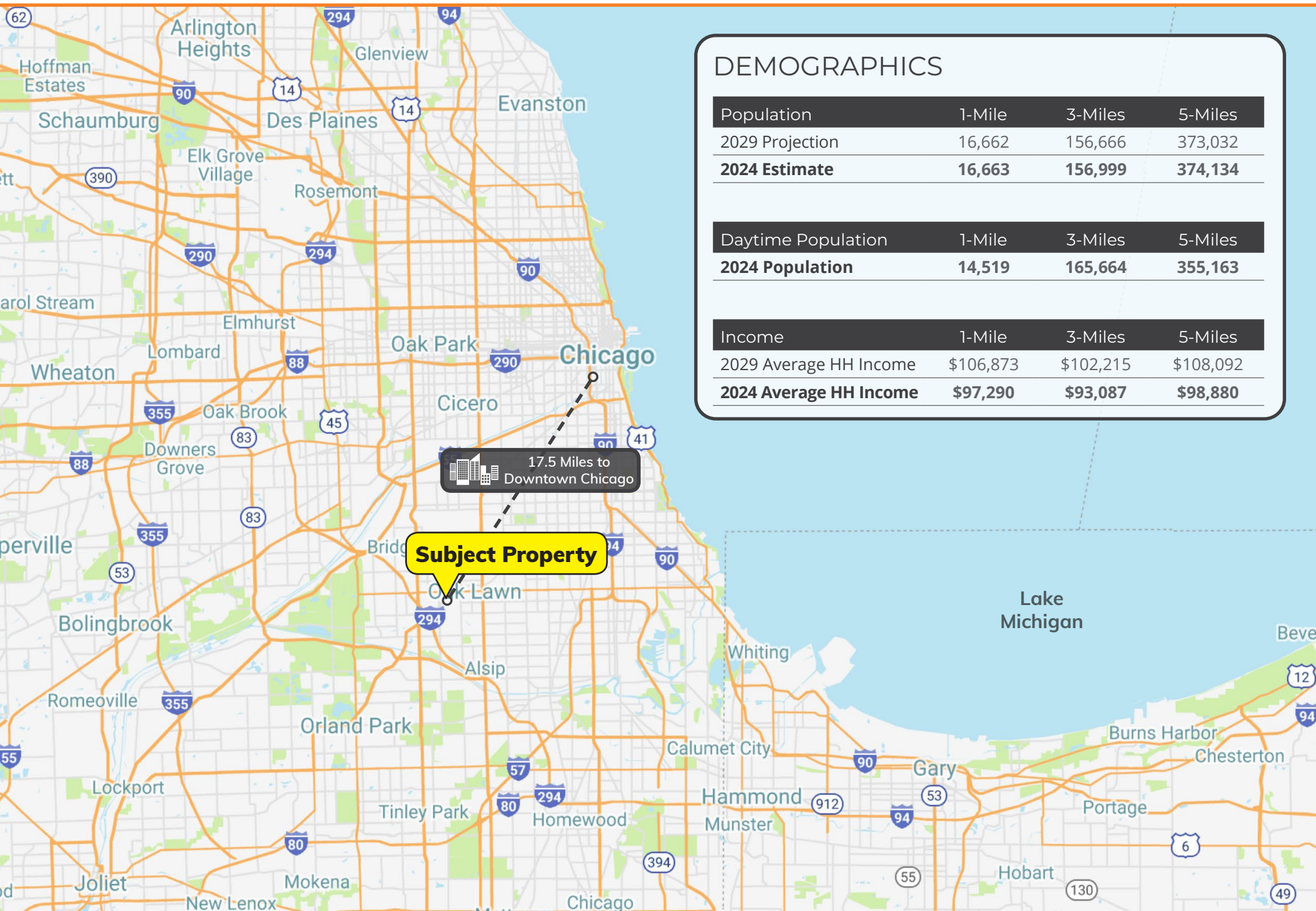
ADJACENT TO CHICAGO RIDGE MALL | ONE-STOP SHOPPING DESTINATION FOR SOUTHWEST CHICAGOLAND

- 117 stores | 889,601 square feet
- Major tenants include AMC Theatres, Kohl’s, Dick’s Sporting Goods, ALDI, Michael’s, Buffalo Wild Wings, Victoria’s Secret and more
- 6.9 million visits in the last 12 months (Placer.ai)



(GRADES FROM NICHE.COM)

REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	16,662	156,666	373,032
2024 Estimate	16,663	156,999	374,134

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	14,519	165,664	355,163

Income	1-Mile	3-Miles	5-Miles
2029 Average HH Income	\$106,873	\$102,215	\$108,092
2024 Average HH Income	\$97,290	\$93,087	\$98,880

**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

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

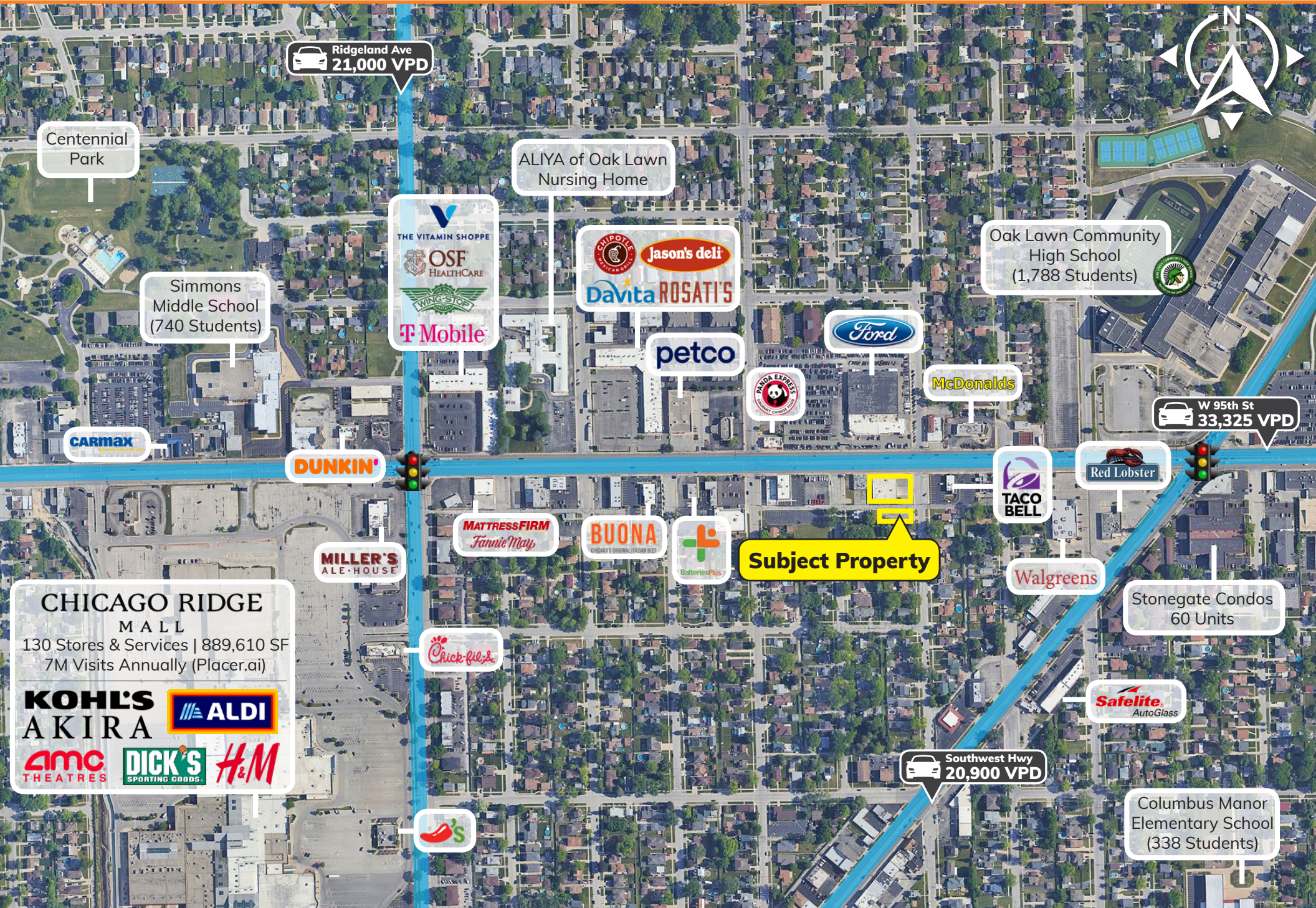
- Illinois had record-breaking export sales of \$78.7 billion in 2023, ranking #1 in the Midwest & #5 in the U.S..
- FY24 hotel tax revenue reached \$321.5 million, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed 112 million visitors in 2023, generating \$47 billion in spending—a \$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.

AERIAL



Ridgeland Ave
21,000 VPD



Centennial Park

ALIYA of Oak Lawn Nursing Home

Oak Lawn Community High School
(1,788 Students)

Simmons Middle School
(740 Students)

THE VITAMIN SHOPPE
OSF HEALTHCARE
WING STOP
T-Mobile

CHIPOTE
Jason's deli
Davita ROSATI'S

petco

Ford

PANDA EXPRESS

McDonalds

W 95th St
33,325 VPD

CARMAX

DUNKIN'

Red Lobster

TACO BELL

MATTRESS FIRM
Fannie May

BUONA
CHICAGO'S ORIGINAL ITALIAN BEEF

Batteries Plus

Subject Property

Walgreens

Stonegate Condos
60 Units

MILLER'S ALE-HOUSE

Chick-fil-A

CHICAGO RIDGE MALL

130 Stores & Services | 889,610 SF
7M Visits Annually (Placer.ai)

KOHL'S
AKIRA
ALDI

AMC THEATRES
DICK'S SPORTING GOODS
H&M

Safelite AutoGlass

Southwest Hwy
20,900 VPD

Columbus Manor Elementary School
(338 Students)

pepperoni's

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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.

_____ DATE _____

_____ DATE: _____

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

_____ DATE: _____

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 **JenCare Senior
Medical Center**

EXCLUSIVELY LISTED BY

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