

SINGLE-TENANT PROFESSIONAL FLEX BUILDING

HIGH BARRIER-OF-ENTRY MARKET | EXTREMELY AFFLUENT AREA
DENSE BUSINESS & INDUSTRIAL PARK



1316 BOND STREET
NAPERVILLE, IL 60563

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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THE OFFERING

This offering features a premium office/industrial flex property in Naperville, one of Chicagoland's most desirable submarkets in DuPage County—known for rapid growth and lower property taxes than neighboring counties. The building is fully occupied by Weaver Consulting Group, the original tenant since 2015, with seven years of term remaining and annual rental increases. The tenant has expanded twice, demonstrating long-term commitment. There is an opportunity to add value by converting the current modified lease to a net lease.

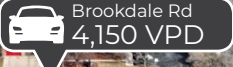
Designed for adaptability, the property includes front-facing windows that can be converted into roll-up doors, enabling a seamless transition to light industrial flex use if desired. The layout allows easy subdivision into multiple suites, and favorable OCI zoning further enhances flexibility.

Strategically located near Interstate-88 and Route 59, the property offers excellent connectivity and sits within a dense employment hub of Naperville, surrounded by major employers, retail corridors, and hotels. The area is affluent and growing, with over 74,000 residents within three miles and average household incomes exceeding \$150,000.





59



SUBJECT PROPERTY

\$4,300,000	8.09%	\$193.89	\$347,698
LIST PRICE	CAP RATE	PRICE / SF	NET OPERATING INCOME



1316 BOND STREET
NAPERVILLE, IL 60563



\$4,300,000

LIST PRICE



8.09%

CAP RATE



\$193.89

PRICE / SF



\$347,698

NET OPERATING INCOME

FINANCIAL SUMMARY

PRICE	\$4,300,000
CAP RATE	8.09%
Price/ SF	\$193.89
Gross Leasable Area	22,178 SF
Year Built	2015
Lot Size	2.04 Acres
Parcel Numbers	07-10-313-002
Parking	102 Surface Spaces +/-
Current Rent	\$445,503
Total Reimbursements	\$2,683
Vacancy/Collection Allowance	-
Effective Gross Income	\$448,185
Expenses	\$100,487
NOI	\$347,698



PROPOSED FINANCING

LTV	65%	Debt Service	\$221,253
Interest Rate Amortization	6.25% 25 Years	Debt Coverage Ratio	1.57
Down Payment	\$1,505,000	Net Cash Flow After Debt Services Return %	\$126,445 8.40%
First Trust Deed/Mortgage	\$2,795,000	Principal Reduction	\$47,923
		Total Return Return %	\$174,368 11.59%

CASH FLOW YR 1 - STARTING 6/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$445,503	\$20.09
Available Space	-	-
Gross Potential Rent	\$445,503	\$20.09

Expense Reimbursements		
Real Estate Taxes	\$2,683	\$0.13
Total Expense Reimbursements	\$2,683	\$0.13

Effective Gross Income **\$448,185** **\$20.21**

Expenses		
Real Estate Taxes	\$54,780	\$2.47
Insurance	\$6,148	\$0.28
CAM	\$29,139	\$1.31
Management Fee	\$10,420	\$0.47
Total Expenses	\$100,487	\$4.53

NET OPERATING INCOME **\$347,698** **\$15.68**

EXPENSE REIMBURSEMENTS

TENANT	TAXES	CAM	PSF	GROSS INCOME
Weaver Consultants Group	\$2,683	-	\$0.12	\$2,683
TOTAL	\$2,683	-	\$0.12	\$2,683



CAM BREAKDOWN

CAM	CURRENT	PER SF
Landscaping	\$9,450	\$0.43
Electric	\$5,421	\$0.24
Alarm System	\$4,143	\$0.19
Maintenance	\$4,125	\$0.19
Snow Removal	\$6,000	\$0.27
TOTAL CAM	\$29,139	\$1.31

* Tenant performs all snow and ice removal and bills the landlord for 50% of the cost, not to exceed \$2,000 per month.

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Weaver Consultants Group	22,178	100.00%	8/1/2015	12/30/2031	6.6 Years	Base	Current	\$36,368	\$436,411	\$19.68	-	100%	2,5-Year	Modified
						-	8/1/2026	\$37,277	\$447,321	\$20.17	2.5%			\$2.46 Tax Stop
Office						-	8/1/2027	\$38,209	\$458,504	\$20.67	2.5%			
T/G: Weaver Consultants Group North Central, LLC						-	8/1/2028	\$39,164	\$469,967	\$21.19	2.5%			
						-	8/1/2029	\$40,143	\$481,716	\$21.72	2.5%			

Notes: Anytime after 12/31/2028 tenant may terminate the lease with nine months notice and 50% reimbursement of all unamortized tenant improvement costs and leasing commission. Renewal options need to be given six months prior to expiration and option rent being 95% of the current rent with 2.5% annual increases.

Occupied	22,178	100%						\$445,503	\$20.09
Vacant	-	-						-	-
Total	22,178	100%						\$445,503	\$20.09



IDEAL DUPAGE COUNTY LOCATION | ONE OF CHICAGOLAND'S MOST DESIRABLE SUBMARKETS

- One of the fastest-growing counties in the Midwest
- Lower property and retail taxes compared to neighboring counties

ORIGINAL TENANT TO THE SPACE WITH 7 YEARS OF TERM REMAINING

- Weaver Consulting Group occupies the whole building | Tenant has expanded into adjoining spaces twice over the years
- Original tenant to the center | Operating at this location since 2015 and has 7 years of term remaining
 - › Features annual rental increases

PREMIUM NAPERVILLE OFFICE/INDUSTRIAL FLEX BUILDING | DESIGNED FOR VERSATILITY AND FUTURE ADAPTABILITY

- Several front-facing windows are designed for conversion to roll-up doors, enabling a seamless transition to light industrial flex use if desired
- The layout allows for easy subdivision into at least four separate suites
- Currently, the client utilizes approximately 1,000 square feet as industrial flex space, with the remainder configured as office
- Flexible/Favorable Zoning - (OCI) Office/Commercial/Institutional District

PRIME LOCATION NEAR MAJOR THOROUGHFARES AND INTERSTATE-88

- One mile from Interstate-88 interchange (136,500 VPD)
- Route 59, a major north-south thoroughfare, is 0.3 miles west (49,100 VPD)
- 1.9 miles north of Metra BNSF train line (7.38M annual riders; 19.6% YOY increase)

DENSE EMPLOYMENT HUB | SITUATED IN A BUSINESS DISTRICT OF NAPERVILLE

- 120,037 people work within three miles
- Some of Naperville's largest employers are located just north of the property
 - › Nicor Gas (2,140 Employees), Nalco Water/Ecolab (1,300 Employees), Eby-Brown (600 Employees), Sikich (280 Employees), and more
- South of the property is a dense industrial corridor of Naperville/Aurora, as well as a retail corridor, including Block 59 and Fox Valley Mall
- Eight hotels within 1.5 miles

INFILL, AFFLUENT AREA WITH SIGNIFICANT POPULATION GROWTH

- 74,755 residents within three miles; projected 1.8% growth by 2029
- Population within one mile grew 7.7% from 2010-2020
- Average household income exceeds \$150,000 within five miles

Naperville's Industrial Corridor

Metra
BNSF Train Line
7,376,419 Annual Ridership
(19.64% Increase YOY)











Route 59
49,100 VPD

59

SUBJECT PROPERTY

Brookdale Rd
4,150 VPD



Weaver Consultants Group

WCGRP.COM

- » Privately held consulting firm offering multi-disciplinary engineering services
- » Provides over 100 professional services including personalized, pragmatic yet innovative project management and development solutions
- » Multiple industries served: oil & gas, RNG production, power generation & transmission, manufacturing & distribution, commercial property development, residential real estate, industrial real estate and more
- » Founded in 1991
- » 18 locations throughout 12 U.S. states
- » Over 400 engineers, designers, environmental scientists, surveyors, project management, and more



18
Locations



National
Tenant



34 Years
Experience



400+
Professionals



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

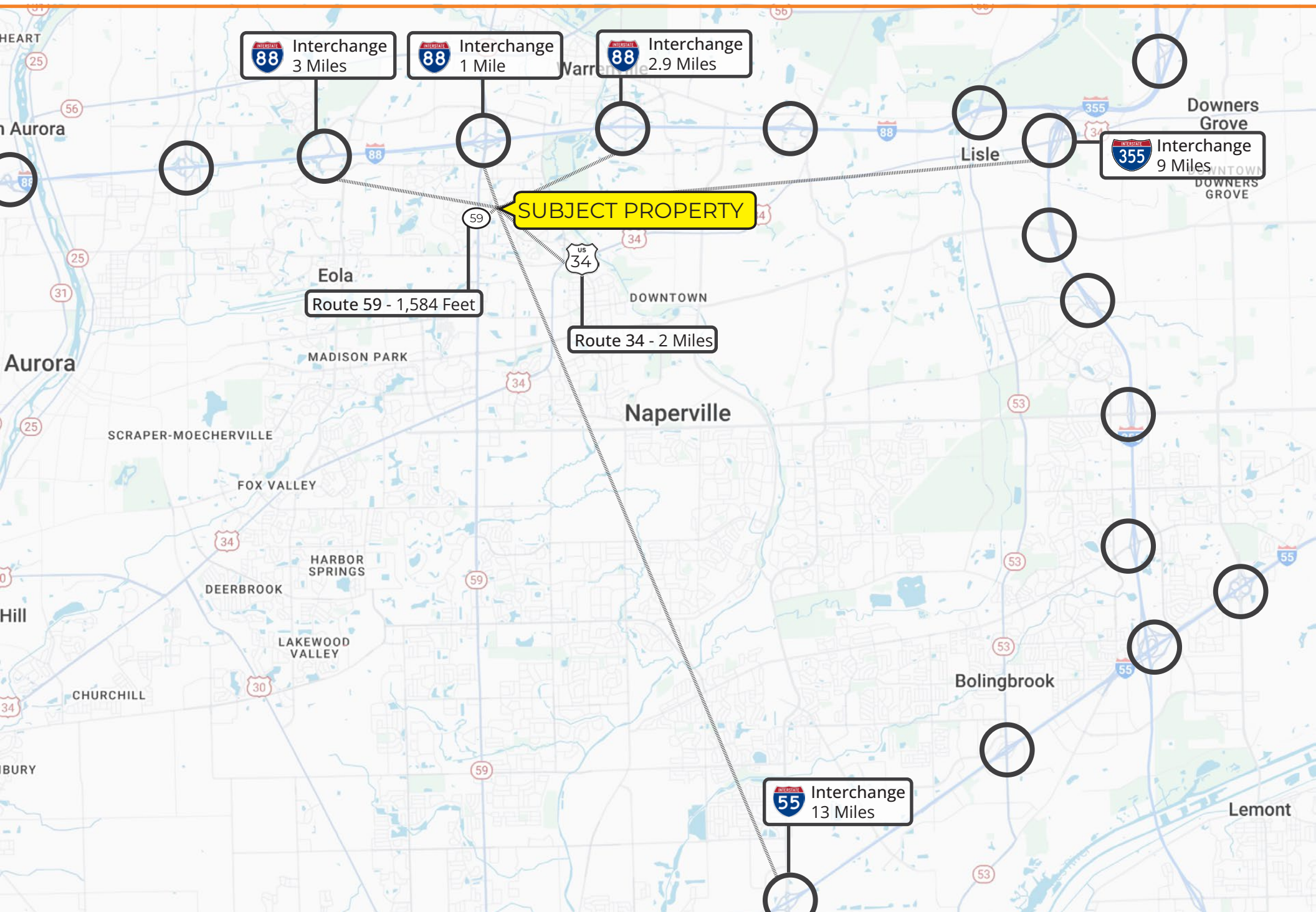
- Awarded the Well Workplace Award by Well City USA and has been named in the “Top Earning Towns” listing by Money Magazine two times
- Top employers include Edward Hospital & Health Services with 4,940 employees, Indian Prairie School District with 3,130, Nokia with 3,000, Naperville District 203 with 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”

TRANSPORTATION MAP



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
- Edward-Elmhurst Cardio Center | A 71,000 square foot heart and vascular outpatient facility currently under construction
- 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)

FOX VALLEY MALL

- 1,500,000-Square Foot Mall with Over 140 Retail Shops, Eateries, and Services

THE REDEVELOPMENT | COMPLETED PROJECTS

- Lumen at Fox Valley (Phase 1): Completed in June 2023, this 304-unit luxury apartment complex occupies the former Sears site. It features modern amenities such as a two-story lobby, fitness and yoga studios, a pet spa, and communal lounges.
- Fox Yard Community Green Space: Opened in late 2022, this 1-acre green area offers walking trails, picnic spots, a dog park, and a stage for community events, enhancing the mall's appeal as a social hub.
- In July 2024, 12 New Stores Opened at Fox Valley Mall, Including Three Eateries, Two Food Trucks, Four Clothing and Accessories Stores, a Gaming Spot, a Natural Body Care Store and a Jewelry Store.

THE REDEVELOPMENT | PROJECTS UNDERWAY

- Lucca Fox Valley (Phase 2): A 323-unit luxury apartment community currently under construction on the former Carson's site. Amenities will feature a pool, fitness center, entertainment lounge, and outdoor coworking spaces.
- Sophia Senior Living Center: A five-story facility with 211 units offering independent living, assisted living, and memory care services. Residents will enjoy amenities like gourmet dining, a cocktail lounge, fitness center, pickleball courts, and concierge services.



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.



FAST-GROWING AND DEMOGRAPHICALLY STRONG

- One of the fastest-growing counties in the Midwest
- Nearly 1 million residents and over 350,000 households
- Second-most populous county in Illinois (after Cook County)

PRIME LOCATION IN THE CHICAGO'S MSA

- 20-30 minutes west of downtown Chicago
- Within a day's drive of over half the nation's population
- Intersected by 9 major interstates: I-55, I-80, I-88, I-90, I-94, I-290, I-294, I-355, and I-390
- Several US routes pass through, including US 66, US 34, and US 20
- Excellent public transit infrastructure:
 - > 26 Metra commuter rail stations (3 lines)
 - > Amtrak service
 - > Pace Bus System (7th-largest in North America)
 - > Proximity to 3 international airports: O'Hare, Midway, and DuPage Airport

BUSINESS-FRIENDLY ENVIRONMENT

- Lower property and retail taxes compared to neighboring counties
- One of the few Illinois counties with a AAA bond rating
- Offers incentives, grants, and programs to maximize business ROI
- 2024 GDP exceeded \$110 billion with a 6% Y-O-Y growth
 - > This figure would rank the county 66th among countries in the world
 - > 5.9% GDP growth in 2023
 - > 6.5% GDP growth in 2022

ROBUST JOB MARKET & HOME TO LARGE CORPORATIONS

- Over 630,000 jobs and 96,000 businesses county-wide
- Major employers include: International Motors, LLC, Ace Hardware, BP, Edward-Elmhurst Health, and multiple tech and healthcare firms
- Largest sectors are Health Care and Social Assistance (92,192 workers) Manufacturing (59,367 workers) and Professional, Scientific, and Technical Services (59,234)

19 ACCREDITED COLLEGES AND UNIVERSITIES

- Highly Educated Workforce
 - > 53% of residents over 25 hold a bachelor's degree or higher, 94% have a high school diploma or higher, and 20% have a postgraduate degree
- Home to 19 accredited colleges and universities, including:
 - > College of DuPage (one of the largest U.S. community colleges), Benedictine University, Elmhurst University, and North Central College

TOP-RATED COMMUNITIES & QUALITY OF LIFE

- Recognized for efficient governance, low crime, and financial stability
- Highly ranked suburbs include: Naperville, Wheaton, Glen Ellyn, Downers Grove, Lombard, and Oak Brook
- Known for family-friendly neighborhoods, strong schools, and well-maintained parks

BENEFITS OF RAILROAD ACCESS

- Accessible to the 41 railroads in Illinois, making this region the nation's largest rail gateway providing access to every state in the continental U.S.

**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

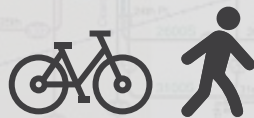


450M
Bus and Train Rides.

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

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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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: _____

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

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