

# ALDI & STARBUCKS ANCHORED CENTER

NEW 5-YR STARBUCKS EXTENSION | FULLY OCCUPIED

TOP 7% OF STRIP CENTERS IN ILLINOIS AND 9% IN THE NATION BY VISITS



163-217 E ARMY TRAIL RD  
GLENDALE HEIGHTS, IL 60139

Marcus & Millichap  
SHARKO | WEISENBECK | MENDOZA  
GROUP

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AMERICAN SMOKE & VAPE  
TOBACCO SHOP

SHAALI  
BEAUTY

ONE PRICE  
CLEANERS

Domino's

MIDWEST  
PHYSICAL MEDICINE  
CHIROPRACTOR

boost  
mobile

			
\$12,077,000 LIST PRICE	7.20% CAP RATE	\$262.81 PRICE / SF	\$869,990 NET OPERATING INCOME

# THE OFFERING

Bloomington Plaza is a 100% occupied retail center with a proven history of long-term tenancy and a balanced mix of national and service-oriented tenants. The property includes a two-tenant outlot anchored by Starbucks (since 2016), which executed a five-year lease extension beginning August 2026, reinforcing its commitment to the site, and ranks in the top 7% of Illinois strip centers by visits, attracting over 1.4 million annual visitors. All tenants are on net leases, many with scheduled rent increases, providing stable income. Longstanding tenants such as ALDI, Boost Mobile, and Glendale Medical have been in place for 17+ years, while new long-term leases with Galaxy Eats and CD One Price highlight continued leasing momentum. ALDI further demonstrated its commitment by expanding, renovating, and extending its lease in 2021.

Situated on a 7.86-acre lot at a signalized intersection with more than 44,000 vehicles passing daily, the center offers excellent visibility and accessibility. It also benefits from strong co-tenancy and foot traffic generated by neighboring national retailers including Jewel-Osco, The Home Depot, and others. The surrounding trade area is both dense and affluent, with nearly 100,000 residents and employees within three miles and an average household income of over \$131,000.



WALTER E.  
SMITHE  
(Not Included)





WALTER E. SMITHE  
(Not Included)

BLOOMINGDALE RD | 16,700 VPD

SUBJECT PROPERTY

ARMY TRAIL RD | 27,400 VPD



Black Hawk Elementary School - 486 Students

WALTER E. SMITHE  
(Not Included)

SUBJECT PROPERTY

PLATO'S CLOSET FRESNIUS MEDICAL CARE

Jewel-Osco  
PARKWAY BANK  
CHASE  
Great Clips  
Huntington  
Stella's PLACE  
KinderCare LEARNING CENTERS

Shell burrito PARRILLA MEXICANA  
MIDAS TACO BELL  
McDonalds

IVY HALL CANNABIS DISPENSARY  
DUNKIN'

Burger King  
7 ELEVEN  
metro by T Mobile

BLOOMINGDALE RD | 16,700 VPD

ARMY TRAIL RD | 27,400 VPD





163-217 E ARMY TRAIL RD  
 GLENDALE HEIGHTS, IL 60139



**\$12,077,000**

LIST PRICE



**7.20%**

CAP RATE



**\$262.81**

PRICE / SF



**\$869,990**

NET OPERATING INCOME

## FINANCIAL SUMMARY

<b>PRICE</b>	<b>\$12,077,000</b>
<b>CAP RATE</b>	<b>7.20%</b>
Price/ SF	\$262.81
Gross Leasable Area	45,953 SF
Year Built	1977
Lot Size	7.86 Acres +/-
Parcel Numbers	02-22-304-039 02-22-304-040
Parking	238 Surface Spaces +/-
Current Rent	\$880,956
Total Reimbursements	\$512,802
Effective Gross Income	\$1,400,528
Expenses	\$530,539
<b>NOI</b>	<b>\$869,990</b>



\*The property is currently operating as if ALDI is the declarant and managing the entire center from an operational perspective. Upon sale, the Walter E Smith parcel will be subdivided. Declarant will continue to operate the entire project and bill Walter E Smith their share of expenses excluding property taxes. Walter E Smith will have its own parcel and taxes will be paid individually.

\*Insurance expense adjusted to \$18,646 for underwriting purposes. Currency exchange is the only tenant reimbursing with a greater insurance expense per the owner's reconciliation statements.

# CASH FLOW YR 1 - STARTING 8/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$880,956	\$19.17
Available Space	-	-
<b>Gross Potential Rent</b>	<b>\$880,956</b>	<b>\$19.17</b>

Other Income		
Outlot REA Income	\$6,771	\$0.15
<b>Total Other Income</b>	<b>\$6,771</b>	<b>\$0.15</b>

Expense Reimbursements		
Real Estate Taxes	\$356,506	\$7.76
Insurance	\$17,711	\$0.39
CAM	\$123,261	\$2.68
Management Fee	\$15,324	\$0.33
<b>Total Expense Reimbursements</b>	<b>\$512,802</b>	<b>\$11.16</b>

\*Outlot REA income comes from the Dunkin' center on the corner who contributes to CAM annually

<b>Effective Gross Income</b>	<b>\$1,400,528</b>	<b>\$30.48</b>
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Expenses		
Real Estate Taxes	\$348,089	\$7.57
Insurance*	\$18,646	\$0.41
CAM	\$148,479	\$3.23
Management Fee	\$15,324	\$0.33
<b>Total Expenses</b>	<b>\$530,539</b>	<b>\$11.55</b>

<b>NET OPERATING INCOME</b>	<b>\$869,990</b>	<b>\$18.93</b>
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CAM	CURRENT	PER SF
Concrete	\$35,475	\$0.77
Snow Removal	\$28,000	\$0.61
Cleaning/Portering	\$16,300	\$0.35
Plumbing	\$15,943	\$0.35
Electric Utility	\$9,213	\$0.20
Asphalt Repair	\$8,195	\$0.18
Fire Alarm Testing & Service	\$6,057	\$0.13
Landscaping - Maintenance	\$5,550	\$0.12
Power Washing	\$4,000	\$0.09
Alarm Monitoring	\$3,606	\$0.08
Sprinkler Testing & Service	\$3,600	\$0.08
Cleaning Supplies	\$3,150	\$0.07
Parking Lot Light Repair	\$2,800	\$0.06
Backflow Testing & Service	\$2,742	\$0.06
Landscaping - Enhancements	\$1,100	\$0.02
Flydumping	\$850	\$0.02
Building Repairs	\$608	\$0.01
Graffiti Removal	\$400	\$0.01
Dumpster Corral Repair	\$300	\$0.01
Exterior Lighting	\$288	\$0.01
Lock & Keys	\$252	\$0.01
Landscaping - Irrigation	\$50	-

<b>TOTAL CAM</b>	<b>\$148,479</b>	<b>\$3.23</b>
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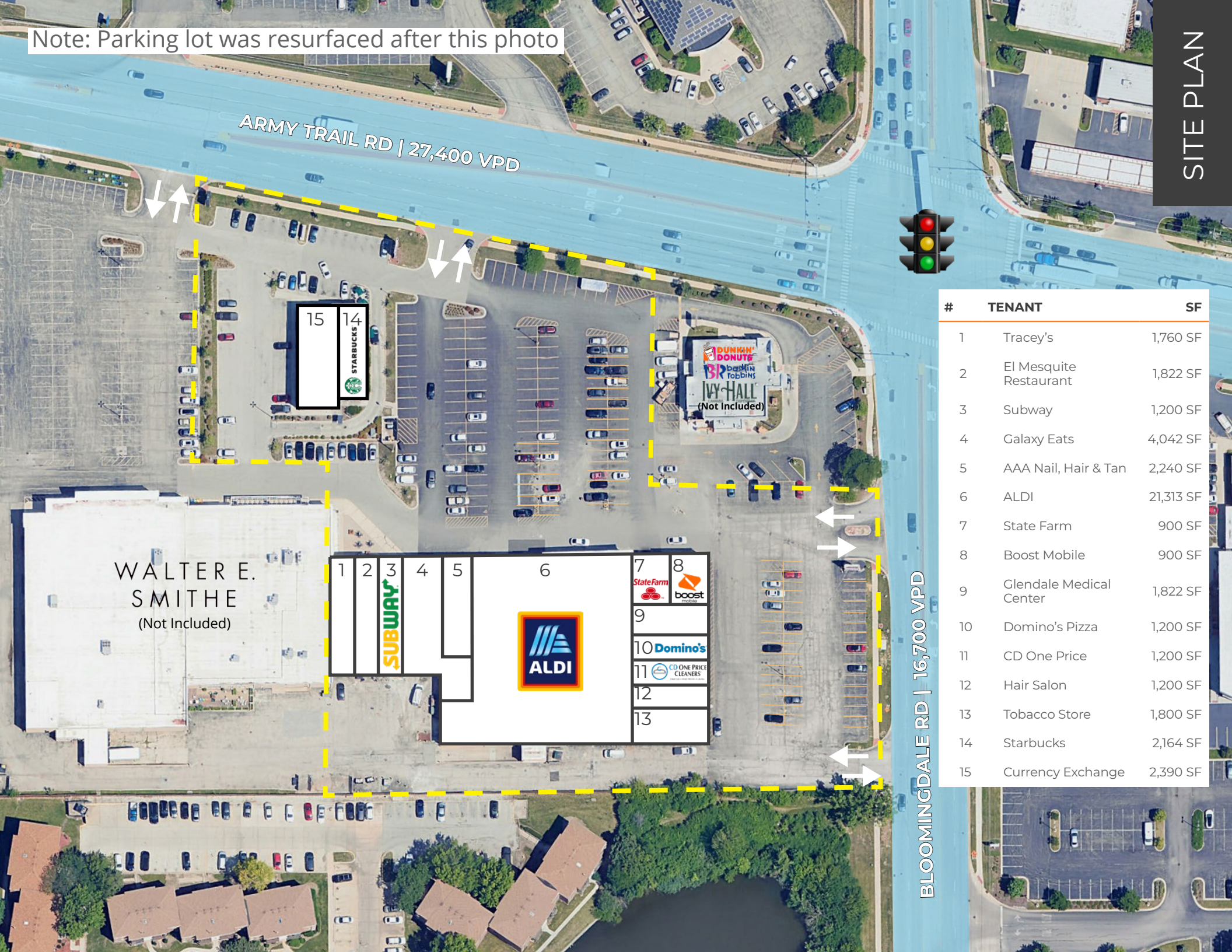
CAM  
BREAKDOWN

# REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MANAGEMENT FEE	PSF	GROSS INCOME
Tracey's	\$6,199	\$714	\$5,140	\$1,151	\$7.50	\$13,205
El Mesquite Restaurant	\$6,418	\$739	\$5,321	\$1,192	\$7.50	\$13,670
Galaxy Eats	\$14,237	\$1,640	\$11,805	\$2,644	\$7.50	\$30,326
AAA Nail, Hair & Tan	\$7,890	\$909	\$6,542	\$1,465	\$7.50	\$16,806
Subway	\$4,227	\$487	\$3,699	\$785	\$7.66	\$9,198
ALDI	\$75,071	\$8,648	\$52,679	\$1,558	\$6.47	\$137,956
State Farm	\$3,170	\$365	\$2,629	\$589	\$7.50	\$6,752
Boost Mobile	\$3,170	\$365	\$2,629	\$589	\$7.50	\$6,752
Glendale Medical Center	\$6,410	\$738	\$5,315	\$1,190	\$7.49	\$13,653
Domino's Pizza	\$4,225	\$487	\$2,085	\$442	\$6.03	\$7,238
CD One Price	\$4,227	\$487	\$3,505	\$785	\$7.50	\$9,003
Hair Salon	\$4,227	\$487	\$3,505	\$785	\$7.50	\$9,003
Tobacco Store	\$6,340	\$730	\$5,257	\$1,177	\$7.50	\$13,505
Starbucks	\$15,069	\$410	\$1,696	\$160	\$8.01	\$17,335
Currency Exchange	\$9,398	\$503	\$4,009	\$812	\$6.16	\$14,722
NARE Bloomingdale	\$186,228	-	\$7,447	-	-	\$193,675
<b>TOTAL</b>	<b>\$356,506</b>	<b>\$17,711</b>	<b>\$123,261</b>	<b>\$15,324</b>	<b>\$11.16</b>	<b>\$512,802</b>



Note: Parking lot was resurfaced after this photo



ARMY TRAIL RD | 27,400 VPD



BLOOMINGDALE RD | 16,700 VPD

WALTER E. SMITHE  
(Not Included)

15  
14  
STARBUCKS

DUNKIN' DONUTS  
BR  
baskin robbins  
IVY HALL  
(Not Included)

1 2 3 4 5 6 7 8  
SUBWAY boost  
9  
10 Domino's  
11 CD ONE PRICE CLEANERS  
12  
13  
ALDI

#	TENANT	SF
1	Tracey's	1,760 SF
2	El Mesquite Restaurant	1,822 SF
3	Subway	1,200 SF
4	Galaxy Eats	4,042 SF
5	AAA Nail, Hair & Tan	2,240 SF
6	ALDI	21,313 SF
7	State Farm	900 SF
8	Boost Mobile	900 SF
9	Glendale Medical Center	1,822 SF
10	Domino's Pizza	1,200 SF
11	CD One Price Cleaners	1,200 SF
12	Hair Salon	1,200 SF
13	Tobacco Store	1,800 SF
14	Starbucks	2,164 SF
15	Currency Exchange	2,390 SF

# 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			
Tracey's Retail, Suite 183 T/G: Silver Oaks Bistro Inc.	1,760	3.83%	1/1/2017	2/28/2027	1.1 Years	Base	Current	\$3,890	\$46,675	\$26.52	-	5%	2, 5-Year	Net
						Option 1	1/1/2027	\$4,297	\$51,568	\$29.30	10%			
						Option 2	1/1/2032	\$4,749	\$56,989	\$32.38	11%			

El Mesquite Restaurant Retail, Suite 185 T: Four Ramirez, LLC G: Personal	1,822	3.96%	5/1/2022	4/30/2027	1.2 Years	Base	Current	\$2,885	\$34,618	\$19.00	-	4%	2, 5-Year	Net
						Option 1	5/1/2027	\$3,173	\$38,080	\$20.90	10%			
						Option 2	5/1/2032	\$3,491	\$41,888	\$22.99	10%			

Subway Retail, Suite 187 T/G: Subway Real Estate, LLC	1,200	2.61%	2/1/2010	12/31/2031	5.9 Years	Base	Current	\$2,000	\$24,000	\$20.00	-	3%	2, 5-year	Net
						-	1/1/2027	\$2,200	\$26,400	\$22.00	10%			
						Option 1	1/1/2032	\$2,420	\$29,040	\$24.20	10%			
						Option 2	1/1/2037	\$2,662	\$31,944	\$26.62	10%			

Notes: Tenant relocated to this suite but has been at the center since 1990. Tenant shall have the option to terminate this lease at any time by paying to landlord a sum of money equal to twelve months rent with 90 days written notice.

Galaxy Eats Retail, Suite 191 T: Galaxy Eats LLC G: Personal	4,042	8.80%	1/1/2026*	1/31/2035	9.0 Years	Base	Current	\$6,063	\$72,756	\$18.00	-	8%	2, 5-Year	Net
						-	2/1/2027	\$6,245	\$74,939	\$18.54	3%			
						-	2/1/2028	\$6,432	\$77,187	\$19.10	3%			
						-	2/1/2029	\$6,625	\$79,502	\$19.67	3%			
						-	2/1/2030	\$6,824	\$81,888	\$20.26	3%			

Note: \* Estimated commencement date; tenant is currently building out the space.

*Continue on next page*

# 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			
AAA Nail, Hair & Tan	2,240	4.87%	10/1/2010	9/30/2030	4.2 Years	Base	Current	\$4,219	\$50,632	\$22.60	-	6%	1, 5-Year	Net
Retail, Suite 195 T/G: Personal						-	10/1/2026	\$4,304	\$51,644	\$23.06	2%			
						-	10/1/2027	\$4,390	\$52,677	\$23.52	2%			
						-	10/1/2028	\$4,478	\$53,731	\$23.99	2%			
						-	10/1/2029	\$4,567	\$54,805	\$24.47	2%			

Notes: Option period rent increases 2% per annum.

ALDI	21,313	46.38%	3/1/2006	11/30/2037	11.8 Years	Base	Current	\$17,761	\$213,130	\$10.00	-	25%	3, 5-Year	Net
Retail, Suite 203 T/G: ALDI Inc.						-	11/1/2026	\$19,093	\$229,115	\$10.75	8%			
						-	11/1/2031	\$20,532	\$246,378	\$11.56	8%			
						Option 1	11/1/2036	\$22,059	\$264,708	\$12.42	7%			
						Option 2	11/1/2041	\$23,711	\$284,529	\$13.35	7%			

Notes: Tenant has a five percent cap on CAM per original lease however tenant is currently not operating with the CAM cap. Tenant reimburses for taxes upon payment and confirmation of receipt of payment of installment. Management/administrative fee not to exceed 5% of CAM costs (calculated exclusive of utilities, insurance, and taxes, and the portion of any single expenditure that exceeds \$10,000 except snow removal). Tenant shall have the right, without landlord's consent, to assign this lease or sublet the premises, provided, however, tenant shall remain liable of all conditions, obligations, and agreements of tenant under this lease. In the event that for a period of six consecutive months less than 50% of the rentable square footage of the center is open with businesses operating therein, then tenant may terminate this lease upon giving landlord not less than 30 days notice. Tenant has a 10-day right of first refusal to purchase the premises.

State Farm	900	1.96%	10/1/2007	6/30/2028	2.4 Years	Base	Current	\$2,785	\$33,418	\$37.13	-	4%	1, 5-Year	Net
Retail, Suite 205 T/G: Personal						-	7/1/2026	\$2,868	\$34,421	\$38.25	3%			
						-	7/1/2027	\$2,954	\$35,454	\$39.39	3%			
						Option 1	7/1/2028	\$3,043	\$36,517	\$40.57	3%			
						-	7/1/2029	\$3,134	\$37,613	\$41.79	3%			

Notes: Tenant has been at center since 2007 although a new lease was created in 2023.

Continue on next page

# 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			
Boost Mobile Retail, Suite 207 T/G: Personal	900	1.96%	4/1/2003	6/30/2028	2.4 Years	Base	Current	\$2,856	\$34,272	\$38.08	-	4%	None	Net
						-	-	-	-	-	-			
Glendale Medical Center Retail, Suite 209 T/G: Personal	1,822	3.96%	11/1/2002	10/31/2028	2.7 Years	Base	Current	\$3,767	\$45,206	\$24.81	-	5%	None	Net
						-	11/1/2026	\$3,842	\$46,110	\$25.31	2%			
						-	11/1/2027	\$3,919	\$47,032	\$25.81	2%			
Domino's Pizza Retail, Suite 211 T/G: Rolling in the Dough, Inc.	1,200	2.61%	11/1/2013	10/31/2029	3.7 Years	Base	Current	\$2,413	\$28,952	\$24.13	-	3%	None	Net
						-	7/1/2026	\$2,461	\$29,531	\$24.61	2%			
						-	7/1/2027	\$2,510	\$30,121	\$25.10	2%			
						-	7/1/2028	\$2,560	\$30,724	\$25.60	2%			
CD One Price Retail, Suite 213 T: Lisle 1023 LLC G: Personal	1,200	2.61%	5/1/2024	3/4/2029	3.1 Years	Base	Current	\$2,300	\$27,600	\$23.00	-	3%	3, 5-Year	Net
						Option 1	5/1/2029	\$2,530	\$30,360	\$25.30	10%			
						Option 2	5/1/2034	\$2,783	\$33,396	\$27.83	10%			
						Option 3	5/1/2039	\$3,061	\$36,736	\$30.61	10%			

Notes: Tenant has a three and a half percent cap on CAM.

Notes: After the third lease year, tenant may terminate the lease giving landlord 90 days prior written notice. Tenant has a five percent cap controllable CAM.

*Continue on next page*

# 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			
Hair Salon Retail, Suite 215 T: AASB, Inc. G: Personal	1,200	2.61%	9/1/2017	8/31/2027	1.6 Years	Base	Current	\$1,980	\$23,760	\$19.80	-	3%	None	Net
						-	-	-	-	-	-			
Tobacco Store Retail, Suite 217 T/G: Mutual Traders, LLC	1,800	3.92%	12/1/2015	12/31/2026	0.9 Years	Base	Current	\$3,795	\$45,540	\$25.30	-	5%	None	Net
						-	-	-	-	-	-			
Starbucks Retail Outlot, Suite 165 T/G: Starbucks Corporation	2,164	4.71%	5/1/2016	7/31/2031	5.0 Years	Base	Current	\$7,754	\$93,052	\$43.00	-	11%	3, 5-Year	Net
							8/1/2026	\$8,115	\$97,380	\$45.00	5%			
						Option 1	8/1/2031	\$8,476	\$101,708	\$47.00	4%			
						Option 2	8/1/2036	\$8,836	\$106,036	\$49.00	4%			
						Option 3	8/1/2041	\$9,197	\$110,364	\$51.00	4%			
Currency Exchange Retail Outlot, Suite 163 T/G: Bloomingdale Currency Exchange, Inc.	2,390	5.20%	3/1/2017	11/30/2026	0.8 Years	Base	Current	\$6,373	\$76,480	\$32.00	-	9%	1, 5-Year	Net
						Option 1	12/1/2026	\$7,011	\$84,128	\$35.20	10%			
						-	-	-	-	-	-			
Occupied	45,953	100%						\$856,390	\$18.64					
Vacant	-	-						-	-					
Total	45,953	100%						\$856,390	\$18.64					

Notes: Tenant has a five percent non-cumulative cap on CAM. If landlord sells or transfers the building, the shopping center, or the property, or if a change in ownership occurs more than four times during any consecutive five year period and as a direct result, the real property taxes increase, tenant shall not be obligated to pay any portion of such increase becoming due during the initial term. Tenant may sublet all or any portion of the premises or assign this lease without landlord's consent. If tenant has renewed the lease into any extension period, tenant has right to terminate on "Early Termination Date Two" which shall be any date during an applicable extension period. If tenant terminates, tenant shall give 365 day notice to landlord and pay landlord \$100,000 as a termination fee.



## 100% OCCUPIED ALDI (GROCER) ANCHORED CENTER & TWO-TENANT OUTLOT, ANCHORED BY STARBUCKS

- 13-tenant center, anchored by ALDI (grocer) and a two-tenant outlot anchored by a Starbucks with a drive-thru
  - › All tenants operate under a net lease | Great mix of national and service tenants
  - › 10 tenants have scheduled rental increases ranging from 1%-11%
- **ALDI extended their space and lease in 2021**, they also renovated the exterior and implemented designated pick-up parking spots
- **Starbucks** executed a five-year lease extension beginning August 2026, reinforcing its commitment to the site
- **Long-term tenants:** Boost Mobile (since 2003), ALDI (since 2006), Glendale Medical (since 2008), AAA Nail, Hair & Tan and Subway (since 2010), Domino's Pizza (since 2013) and Starbucks (since 2016)
- **Recent leasing momentum:**
  - › Galaxy Eats signed a 10-year lease in 2025 with 2, 5-year options to renew
  - › CD One Price signed a 5-year lease in 2024 with 3, 5-year options to renew
- Bloomingdale Plaza ranks in the top 7% of strip centers in Illinois and in the top 9% nationwide by visits<sup>1</sup>
  - › Attracts 1.4 million annual visitors<sup>1</sup>

## SIGNALIZED INTERSECTION WITH OVER 44K VEHICLES PER DAY

- Situated on a large 7.86-acre lot with 238 parking spaces
- Four points of ingress and egress
- Positioned at the signalized intersection of Bloomingdale Rd and Army Trail Rd which sees a combined traffic volume of 44,100 vehicles per day
- 2.1 miles from Interstate-355 on/off ramp which sees 106,100 vehicles per day

## RETAIL CORRIDOR | STRONG SURROUNDING DRIVERS

- Across the street from Jewel-Osco which attracts 1.2 million annual visitors<sup>1</sup>
- Across the street from The Home Depot which attracts 690K annual visitors<sup>1</sup>
- Located next to Black Hawk Elementary School which serves 486 students
- Other notable retailers in the area include Walter E. Smithe, Advance Auto Parts, LA Fitness, Dunkin', Jimmy John's, Smoothie King, Chase, Midas, Taco Bell, Buona, 7 Eleven, Great Clips and more

## DENSE TRADE AREA WITH \$131K AVERAGE HOUSEHOLD INCOME

- 97,985 people live and 99,845 people work within a three mile radius
- Average household income of \$131,593 within a five mile radius

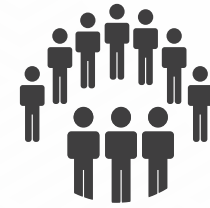


## ALDI.COM

- » In 1976, the first ALDI store in the United States opened in Iowa
- » America's fastest growing grocery retailer
- » Plans to Open 180 New Stores in 2026
- » Headquartered in Batavia, Illinois
- » Over 2,000 stores across 36 states in the United States
- » More than 6,600 stores across 11 countries worldwide
- » Over 25,000 employees
- » Ranked on several Forbes lists including "Best Brands For Social Impact" (2024), "Customer Experience - All Stars" (2024), "America's Best Large Employers" (2024), "America's Best Employers By State"(2024)
- » Since 2017, ALDI products have won more than 2,000 awards, recognized for everything from product innovation to outstanding quality
- » By 2028, ALDI will have invested \$9 billion over five years to expand its store footprint, strengthen its supply chain, and upgrade its online shopping experience
- » 17 million new customers visiting stores in 2025
- » ALDI is also sharing plans to make shopping online even more seamless for U.S. customers in 2026 with a new digital experience



Global  
Tenant



25,000+  
Employees

# Forbes

Rated on  
Forbes



2,000+  
Locations





# STARBUCKS®

STARBUCKS.COM

**Stock Symbol:**

**Market Cap (1/26/2026)**

**Enterprise Value (1/26/2026)**

**Revenue (FY 2024)**

**Net Income (FY 2024)**

**Standard & Poor's Credit Rating**

**SBUX | NASDAQ**

**\$111.00 Billion**

**\$134.15 Billion**

**\$36.17 Billion**

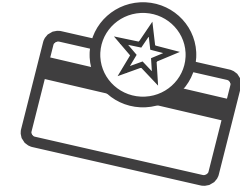
**\$3.76 Billion**

**BBB+**

- » Leading coffee company and coffeehouse chain
- » 40,199 stores globally | 88 global markets | 45% company-operated and 55% licensed stores
- » Consolidated net revenues increased 1% driven by new company-operated store growth
- » #116 Fortune 500 Company | #424 Fortune Global 500 (2024)
- » Ranked #319 for Global 2000 and #157 for Best Customer Service by Forbes (2024)
- » Plans to add 17,000 new locations by 2030
- » Reached 33.8 million and 23.5 million Starbucks® Rewards members (90-day active) in the U.S. and China, respectively
- » Rolled out Starbucks Delivery in all 50 states, offering customers Starbucks through three leading delivery platforms
- » One of three restaurant brands in America with U.S. system-wide sales north of \$20 billion



Global  
Tenant



33.8 Million Active  
Loyalty Members

# 500

Fortune 500  
Company

# BBB+

Credit  
Rating





**DOMINOS.COM**

**Stock Symbol:**

**Market Cap (1/26/2026)**

**Enterprise Value (1/26/2026)**

**Revenue (FY 2024)**

**Net Income (FY 2024)**

**Standard & Poor's Credit Rating**

**DPZ | NASDAQ**

**\$13.90 Billion**

**\$18.82 Billion**

**\$4.71 Billion**

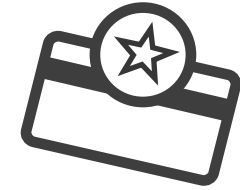
**\$584.17 Million**

**BBB+**

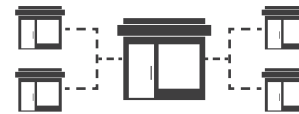
- » The largest pizza company in the world in delivery and carryout
- » Among the world's top public restaurant brands
- » Over 20,500 stores across 90 markets
- » Global net store growth of 775 stores, including 160 net store openings in the U.S. in 2024
- » More than 350,000 employees globally
- » 33 million active rewards members
- » Delivers more than 1.5 million pizzas each day
- » Independent franchise owners account for 99% of locations
- » Global retail sales, excluding foreign currency impact, increased 5.9% as compared to 2023
- » Income from operations increased 7.3% in 2024
- » Founded in 1960



Global  
Tenant



33 Million Active  
Loyalty Members



775 New  
Stores in 2024



5.9% Increase in  
Global Retail Sales





## STATEFARM.COM

- » Four lines of business; Property and casualty insurance, life and health insurance, annuities, and financial services offering roughly 100 services
- » The largest providers of auto and home insurance in the United States
- » More than 67,000 employees
- » 19,400 independent agents
- » Over 91 million policies and accounts
- » 39,200 claims handled per day on average in 2025
- » 273 million visits to the State Farm Mobile App from 18.1 million customers in 2024
- » \$134.8 billion State Farm Mutual net worth (2024)
- » Ranked No. 36 on the 2025 Fortune 500 list and No. 77 on the 2025 Global 500
- » Founded in 1922 | Over 100 years in business
- » Ranked among several Forbes lists in 2025 including World's Best Insurance - Auto, World's Best Insurance Firms - Homeowners, World's Best Insurance Firms - Life, Best Employers for New Grads, Best Brands for Social Impact and more



100+ Years Experience



67,000 Employees



Fortune 500 Company



91 Million Policies & Accounts



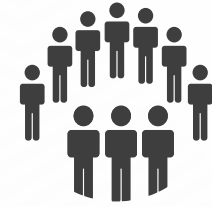
# SUBWAY

SUBWAY.COM

- » World's largest submarine sandwich chain
- » One of the largest franchises in the world in terms of unit count |  
Founded in 1965
- » Over 37,000 locations in 100 countries
- » 410,000 employees including franchisees
- » Serving an average of 7.6 million sandwiches daily
- » Rolled out smart vending machines with pre-made sandwiches, chips, and drinks (September 2022)
- » Brand controls 60% of the quick-service sandwich market
- » Ranked #342 on Forbes' World's Top Companies for Women (2025)
- » Also ranked among The World's Top Companies for Women (2024) & America's Best Employers by State (2024) by Forbes
- » Ranked #188 on Entrepreneur Magazine's Franchise 500 list (2026)



Global  
Tenant



410,000  
Employees

FRANCHISE  
500<sup>®</sup>

BY Entrepreneur

Ranked  
#188



37,000  
Locations





**BOOSTMOBILE.COM**

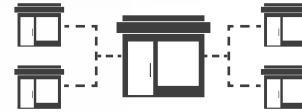
- » Wireless telecommunications brand known for its affordable, no-contract plans and focus on 5G connectivity
- » Forth-largest U.S. carrier with around 7.2 million subscribers as of Q1 2025
- » 99% nationwide coverage through a combination of its own 5G network and roaming agreements with T-Mobile and AT&T
- » Presence in 22,000 retail locations across the U.S. with more than 4,000 of its own stores
- » Founded in 2000



National  
Tenant



7.2 million  
Subscribers



99% Nationwide  
Coverage



4,000  
Locations



**DISH.COM**

- » Provides satellite TV, streaming, and wireless services, including 5G, through brands like DISH TV, Sling TV, and Boost Mobile
- » Acquired Boost Mobile for \$1.4 billion in July 2020
- » In December 2023, EchoStar acquired DISH Network, merging their satellite, streaming, and wireless services under one company
- » Fortune 250 company





# CD ONE PRICE CLEANERS®

ONE DAY. ONE PRICE. CLEAN.

**CDONEPRICECLEANERS.COM**

- » Leading Midwest dry cleaning franchise
- » 43 locations, primarily in the Chicagoland area | Locations in Illinois, Indiana, Minnesota & Missouri
- » Founded in 2001
- » Offers one low price for any garment, plus wash & fold, pressed shirts, area rug cleaning, wedding gown preservation, leather cleaning and specialty cleaning
- » Fast turnaround with same-day service and pickup/delivery options



Leading Dry  
Cleaning Franchise



Regional  
Tenant



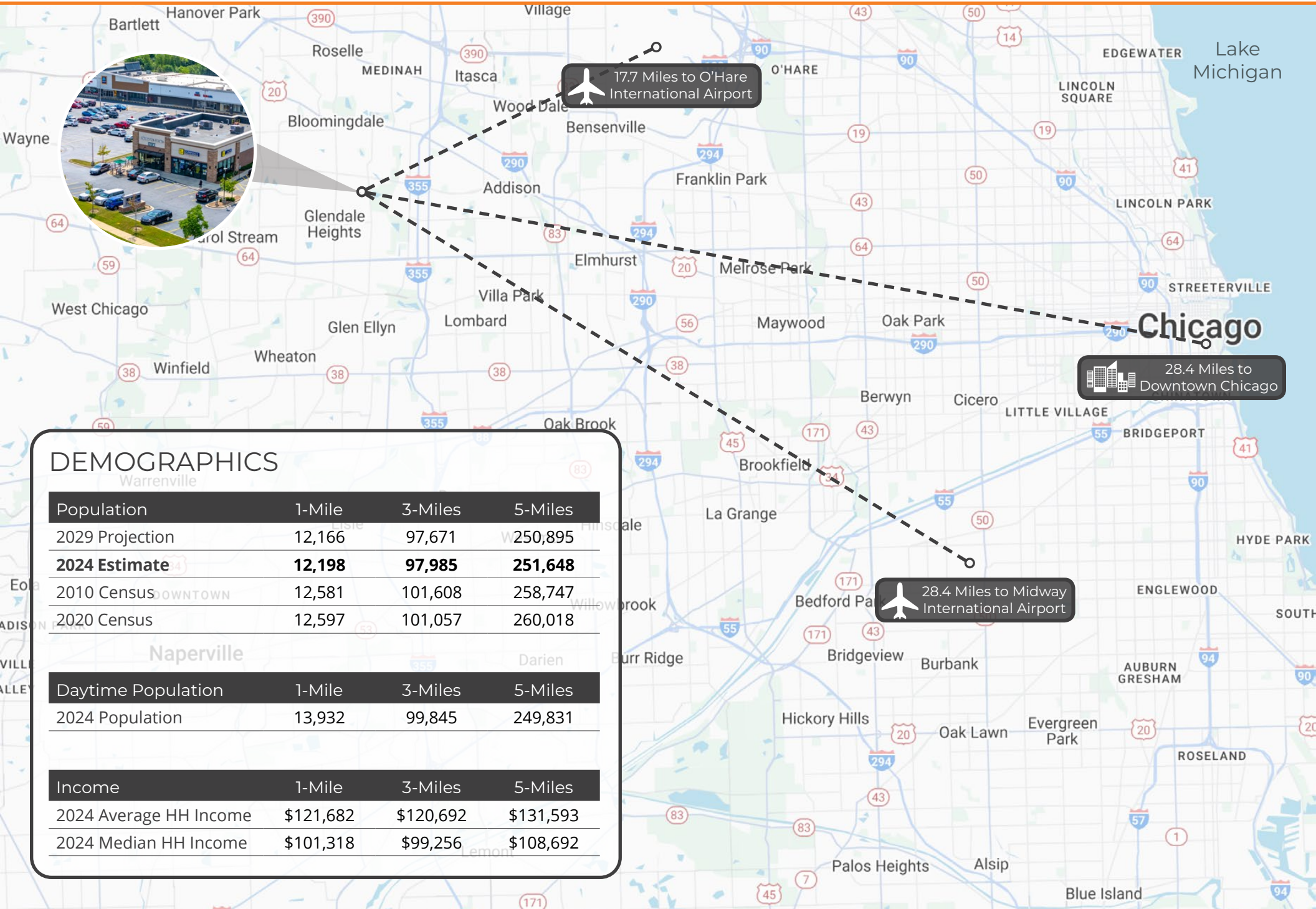
24 Years  
Experience



43  
Locations



# LOCATION OVERVIEW



## DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	12,166	97,671	250,895
<b>2024 Estimate</b>	<b>12,198</b>	<b>97,985</b>	<b>251,648</b>
2010 Census	12,581	101,608	258,747
2020 Census	12,597	101,057	260,018

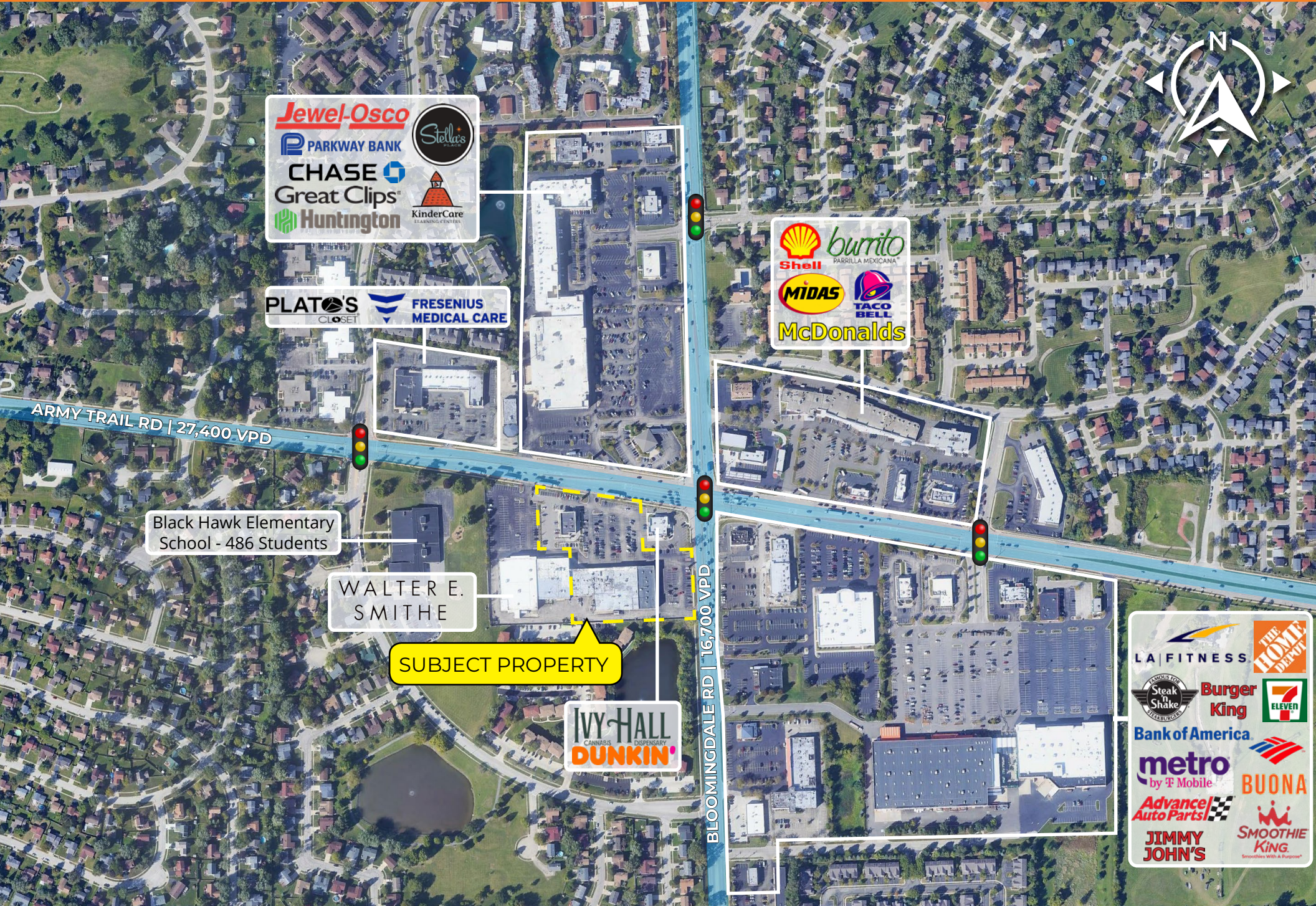
  

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	13,932	99,845	249,831

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$121,682	\$120,692	\$131,593
2024 Median HH Income	\$101,318	\$99,256	\$108,692

# AERIAL



**Jewel-Osco**  
**PARKWAY BANK**  
**CHASE**  
**Great Clips**  
**Huntington**

**Stella's**  
**KinderCare**  
LEARNING CENTERS

**PLATO'S CLOSET**  
**FRESENIUS MEDICAL CARE**

**Shell**  
**burrito**  
PARRILLA MEXICANA  
**MIDAS**  
**TACO BELL**  
**McDonalds**

ARMY TRAIL RD | 27,400 VPD

Black Hawk Elementary School - 486 Students

WALTER E. SMITHE

**SUBJECT PROPERTY**

BLOOMINGDALE RD | 16,700 VPD

**IVY HALL**  
CANNABIS DISPENSARY  
**DUNKIN'**

**LA FITNESS**  
**THE HOME DEPOT**  
**Steak 'n Shake**  
**Burger King**  
**7-ELEVEN**  
**Bank of America**  
**metro**  
by T Mobile  
**BUONA**  
**Advance! Auto Parts**  
**JIMMY JOHN'S**  
**SMOOTHIE KING**  
Smoothies With A Purpose!

### LOCATED IN DUPAGE COUNTY, ILLINOIS

- 28 miles northwest of downtown Chicago.
- Located in DuPage County, Illinois.
  - › DuPage county offers lower property and retail taxes compared to neighboring counties.
  - › DuPage county continues to be one of the fastest growing regions in the Midwest | Over 350,000 households and nearly one million residents.

### EASILY ACCESSIBLE

- Served by Pace Bus services.
- Located near Metra’s Wheaton and Glen Ellyn stations, served by the Union Pacific West line, which carried 3,955,963 passengers in 2024.
- Conveniently located near I-290, and I-355, providing easy access across the Chicago metro area and beyond.

### TOP ATTRACTIONS

- Glendale Heights Fest: A five-day summer festival featuring live music, carnival rides and games, classic fair food, and a fireworks show on the final night. The event draws over 50,000 attendees each year.
- GH20 Aquatic Center: A family-friendly waterpark with slides, pools, and a rare FlowRider surf simulator.
- The Glendale Heights Historic House: Built in 1888, relocated and restored in 2000, now serves as a summer museum showcasing the town’s heritage.
- Camera Park: Premier public park and also serves as the village’s main outdoor event venue in the summer.
- East Branch Forest Preserve: A 521-acre natural area featuring wetlands, lakes, and wildlife habitats, with a popular 2-mile hiking trail along the East Branch DuPage River.

VILLAGE HAS TWO MAIN COMMERCIAL CORRIDORS, ARMY TRAIL ROAD/NORTH AVENUE AND GLEN ELLYN ROAD/BLOOMINGDALE ROAD

SEVEN TAX INCREMENT FINANCING DISTRICTS WITHIN THE VILLAGE TO HELP ENCOURAGE ECONOMIC DEVELOPMENT WITHIN SELECTED AREAS



(GRADES FROM NICHE.COM)

## LOCATED IN DUPAGE COUNTY, ILLINOIS

- 25 miles northwest of downtown Chicago.
- Located in DuPage County, Illinois.

## NEW DEVELOPMENTS

- Eagle Falls Dentistry | A 8,440 SF health care facility was built in 2020.
- DuPage Machine Expansion | A 100,000 SF manufacturing facility was built in 2020.
- Lakeland Lofts | A 91 unit luxury apartment building was built in 2021.
- Stratford Crossing | A 4,534 SF community center was built in 2022.
- Cooper’s Hawk | A 11,195 SF restaurant was built in 2024.
- Demolition of the 500,000 SF Stratford Square Mall began in October 2024 at a cost of \$4.7 million to make way for The Grove at Bloomingdale, a mixed-use development with restaurants, retail, entertainment, parks, and residential space. (See next page for details)

## EASILY ACCESSIBLE

- Served by Pace Bus services.
- Located near Metra’s Roselle and Glen Ellyn stations, served by the Milwaukee District West and Union Pacific West lines, which carried over 6.6 million passengers combined in 2024.
- Conveniently located near I-90, I-290, and I-355, providing easy access across the Chicago metro area and beyond.

## TOP ATTRACTIONS

- Meacham Grove Forest Preserve | A 255-acre natural area featuring woodlands, meadows, wetlands, and the Spring Brook Creek, offering hiking, biking, fishing, and wildlife observation.
- Spring Creek Reservoir Forest Preserve | A 90-acre natural area featuring a 17-acre reservoir surrounded by oak savanna, meadows, and woodlands, offering a 1.2-mile accessible trail, fishing, and picnicking.
- Bloomingdale Golf Club | A public 18-hole course.
- Bloomingdale Park District Museum | Bloomingdale’s oldest building and home to five to seven exhibits.
- The Oasis Water Park | Local water park with a pool, water slides, and diving board, plus an area for toddlers.



(GRADES FROM NICHE.COM)

# THE GROVE AT BLOOMINGDALE COMMONS

## COMPLETED MILESTONES:

- Purchase of Stratford Square Mall | In 2024, the Village of Bloomingdale purchased Stratford Square Mall for \$17.25 million. Tenants were provided with a 90-day notice prior to closure preparations.
- Demolition | Demolition of the 1.3 million square foot Stratford Square Mall began in October 2024.
- Vision Revealed | Conceptual renderings for the new development — The Grove at Bloomingdale Commons — were released in September 2024, showcasing the vision for a vibrant, mixed-use community hub.
- Ongoing Operations | Kohl's and Woodman's Market will continue operations with minimal disruption throughout the redevelopment process.

## PROPOSED DEVELOPMENT PLANS:

- Currently in the planning phase, The Grove at Bloomingdale Commons is envisioned as a dynamic mixed-use destination that blends residential, retail, dining, recreation, and hospitality. The project is anticipated to be completed over the next 5 to 8 years.
- Planned Features Include:
  - › Over 136,000 square feet of retail and commercial space
  - › 352 residential units spread across 10 buildings totaling 96,900 square feet
  - › 10 restaurants occupying 83,550 square feet
  - › A modern co-working space of 29,000 square feet designed to cater to professionals and small businesses
  - › A 5-story hotel featuring 220 rooms
  - › More than 71,500 square feet dedicated to parks, entertainment venues, a playground, and a central village green designed to host community events and gatherings



## 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.

## 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).

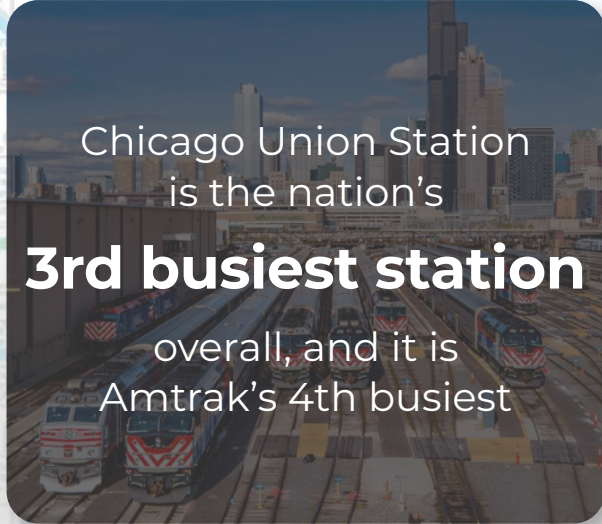
Plus, Chicago is home to **Midway International Airport** with 22 million passengers.



**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
<b>Chicago-Naperville-Elgin, IL-IN-WI</b>	<b>4</b>
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
<b>Chicago-Naperville-Elgin, IL-IN-WI</b>	<b>\$67,671</b>	<b>9</b>
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
<b>Chicago IL</b>	<b>126.4</b>	<b>33</b>
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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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.

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