

CORPORATE VERIZON | BIGGBY COFFEE | LACEY'S PLACE

LONG-OPERATING HISTORY | AVG HH INCOME OF \$119,939 | RETAIL HUB



3501-3523 DIAMOND DR,
MCHENRY, IL 60050

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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The Shops at Fox River - 2.7 million annual visitors


McHenry Towne Centre - 2.4 million annual visitors

Burger King
Hobby Lobby
HassleLess Mattress
McDonald's
American Mattress
Steak Shake
goodwill

ME Massage Envy
LANE BRYANT
HomeGoods
BUFFALO WILDWINGS
SALLY BEAUTY
T.J. MAXX
PET SMART
ROSS DRESS FOR LESS
DICK'S SPORTING GOODS
DOLLAR TREE
OLD NAVY
sleep number
maurices
planet fitness
ULTA BEAUTY
DSW
pop shelf
K A Y JEWELERS
Olive Garden

FAMOUS footwear
ALDI
Michaels
BMO Harris Bank
MATTRESS FIRM
petco
KOHLS
JIMMY JOHN'S
five BELOW
STARBUCKS
PANDA EXPRESS
CALIFORNIA PIZZANERIA
Pizzeria Uno



 Richmond Road
23,400 VPD

SUBJECT PROPERTY

MARINES
DAIRY QUEEN
FREDEZ

meijer
Wendy's
THE HOME DEPOT
Northwestern Medicine
SportClips HAIRCUTS

HIS BANK

			
\$2,789,000	7.15%	\$396.45	\$199,413
LIST PRICE	CAP RATE	PRICE / SF	NET OPERATING INCOME

THE OFFERING

Diamond Plaza is a 100% occupied three-tenant retail center, anchored by Verizon Wireless and Biggby Coffee. The property is located within McHenry's Route 31 regional retail corridor. Verizon Wireless has operated at the site since 2009 and is corporately guaranteed, while Biggby Coffee signed a new lease in 2024. Biggby Coffee is a fast-growing national brand with approximately 450 locations and was named USA Today's #2 Best Coffee Chain in the Nation (2025). The center benefits from excellent visibility and hard corner, stoplight location along Richmond Road (23,400 vehicles per day). The property is in close proximity to the McHenry Metra Station, which services approximately 5.55 million annually. The property is situated within a dominant regional retail hub surrounded by national retailers including Walmart Supercenter, The Home Depot, Meijer, and more. Located in McHenry County, an investor will benefit from a more pro-business environment over neighboring Cook County. Diamond Plaza is supported by affluent demographics, with over 30,000 residents within three miles and an average household income of \$119,939 within five miles.





3501-3523 DIAMOND DR,
MCHENRY, IL 60050



\$2,789,000

LIST PRICE



7.15%

CAP RATE



\$396.45

PRICE / SF



\$199,413

NET OPERATING INCOME

FINANCIAL SUMMARY

PRICE	\$2,789,000
CAP RATE	7.15%
Price/ SF	\$396.45
Gross Leasable Area	7,035 SF
Year Built	2009
Lot Size	1.09 Acres +/-
Parcel Numbers	09-23-127-001
Parking	43 Surface Spaces +/-
Current Rent	\$231,608
Total Reimbursements	\$58,940
Effective Gross Income	\$290,548
Expenses	\$91,135
NOI	\$199,413



PROPOSED FINANCING

LTV	65%	Debt Service	\$140,163
Interest Rate Amortization	6.00% 25 Years	Debt Coverage Ratio	1.42
Down Payment	\$976,150	Net Cash Flow After Debt Services Return %	\$59,250 6.07%
First Trust Deed/Mortgage	\$1,812,850	Principal Reduction	\$32,269
		Total Return Return %	\$91,520 9.38%

CASH FLOW YR 1 - STARTING 7/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$231,608	\$32.92
Available Space	-	-
Gross Potential Rent	\$231,608	\$32.92

Expense Reimbursements

Real Estate Taxes	\$30,848	\$4.38
Real Estate Tax Protest Fee	\$553	\$0.08
Insurance	\$4,585	\$0.65
CAM	\$19,313	\$2.75
Management Fee	\$3,642	\$0.52
Total Expense Reimbursements	\$58,940	\$8.38

Gross Potential Income	\$290,548	\$41.30
Effective Gross Income	\$290,548	\$41.30

Expenses

Real Estate Taxes	\$43,735	\$6.22
Real Estate Tax Protest Fee	\$1,100	\$0.16
Insurance	\$6,500	\$0.92
CAM	\$31,400	\$4.46
Management Fee	\$8,400	\$1.19
Total Expenses	\$91,135	\$12.95

NET OPERATING INCOME	\$199,413	\$28.35
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Note: CAM, Insurance and RE Tax protest fee is based off of 2026 Budget. CAM Signs and Parking Lot Repairs/Maintenance were excluded from underwriting.



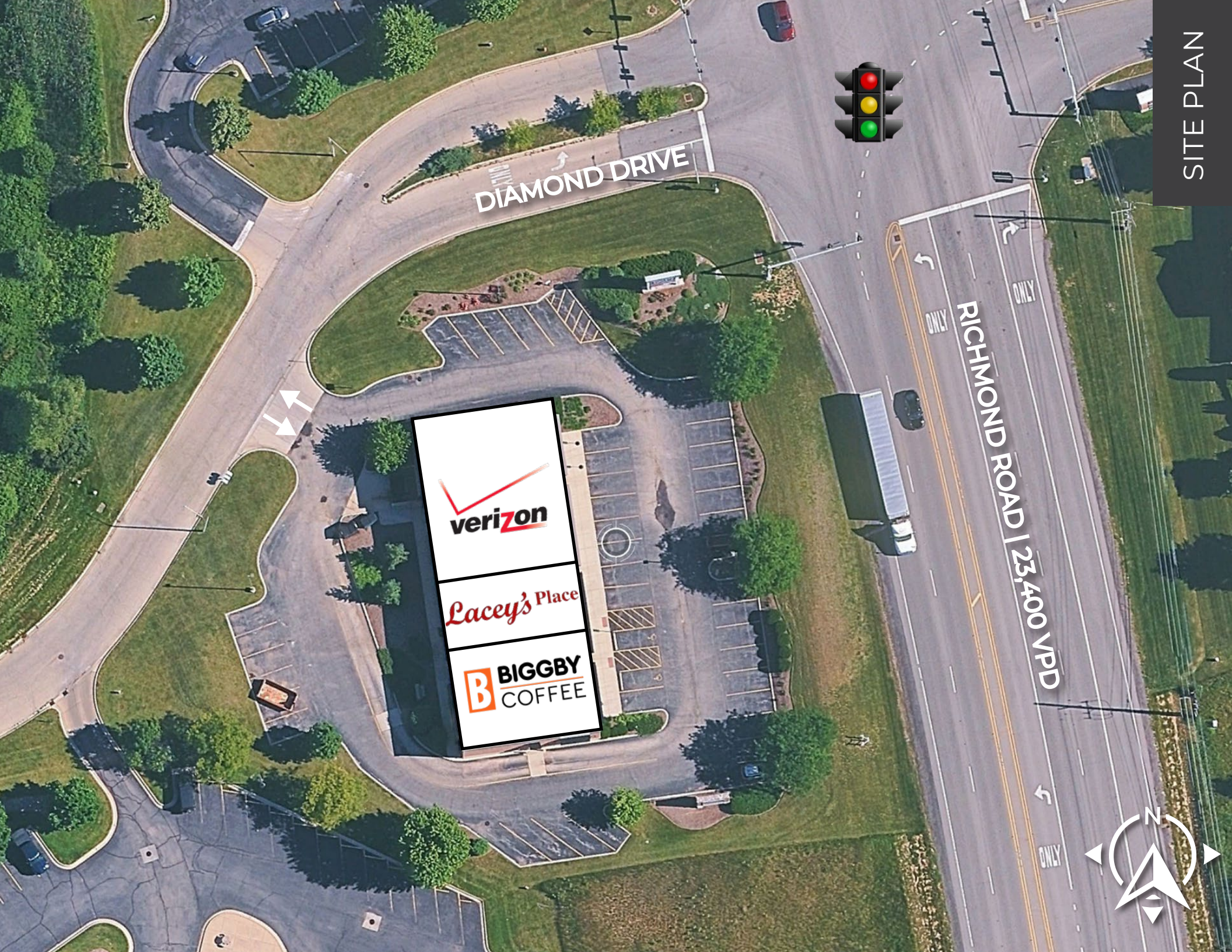
CAM	CURRENT	PER SF
Refuse	\$7,000	\$1.00
Security/Alarm	\$3,000	\$0.43
Landscaping	\$3,000	\$0.43
HVAC Maintenance	\$3,000	\$0.43
Snow Removal	\$3,000	\$0.43
Electrical	\$2,700	\$0.38
Janitorial - Parking Lot	\$2,000	\$0.28
Pest Control	\$1,500	\$0.21
Lighting Maintenance	\$1,500	\$0.21
Water/Sewer	\$1,500	\$0.21
Roof	\$1,000	\$0.14
General Maintenance	\$1,000	\$0.14
Misc.	\$500	\$0.07
General Repairs	\$500	\$0.07
Accounting/Legal	\$200	\$0.03
TOTAL CAM	\$31,400	\$4.46

CAM
BREAKDOWN

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	PSF	GROSS INCOME
Verizon Wireless	\$21,759	\$3,234	\$12,641	\$1,896	\$11.29	\$39,529
Lacey's Place	\$9,089	\$1,351	\$6,525	\$1,746	\$12.80	\$18,711
Biggby Coffee	-	-	\$147	-	\$0.07	\$147
TOTAL	\$30,848	\$4,585	\$19,313	\$3,642	\$8.30	\$58,388





DIAMOND DRIVE

RICHMOND ROAD | 23,400 VPD

verizon

Lacey's Place

BIGGBY COFFEE



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			
Verizon Wireless Retail, Suite 3501	3,500	49.75%	2/1/2009	1/31/2028	1.6 Years	Base	Current	\$10,500	\$126,000	\$36.00	-	55%	None	Net
T/G: Cellco Partnership						-	-	-	-	-	-			

Notes: The portion of Tenant's Annual Additional Rent attributable to Operating Expenses for any calendar year shall not exceed one hundred five percent (105%) of the portion of Tenant's Annual Additional Rent attributable to the actual Operating Expenses for the previous year, on a non-cumulative basis, exclusive of snow removal, trash, utilities, real property taxes, insurance and other uncontrollable costs.

Lacey's Place Retail, Suite 3515	1,462	20.78%	2/1/2017	1/31/2027	0.6 Years	Base	Current	\$4,451	\$53,412	\$36.53	-	23%	1, 5-Year	Net
T/G: Lacey's Place LLC Series McHenry						Option 1	2/1/2027	\$4,585	\$55,015	\$37.63	3%			
						-	2/1/2028	\$4,728	\$56,741	\$38.81	3%			
						-	2/1/2029	\$4,872	\$58,467	\$39.99	3%			
						-	2/1/2030	\$5,016	\$60,193	\$41.17	3%			

Biggby Coffee Retail, Suite 3523	2,073	29.47%	7/1/2024	6/30/2029	3.0 Years	Base	Current	\$4,210	\$50,520	\$24.37	-	22%	3, 5-Year	Modified
T/G: MCH Futures LLC						-	7/1/2026	\$4,294	\$51,528	\$24.86	2%			
						-	7/1/2027	\$4,380	\$52,560	\$25.35	2%			
						-	7/1/2028	\$4,468	\$53,611	\$25.86	2%			
						Option 1	7/1/2029	\$4,602	\$55,224	\$26.64	3%			

Notes: Lessee shall be responsible for Pro-Rata share of CAM expenses in excess of \$6.00 per square foot. Lessee shall be responsible for Pro-Rata share of Real Estate Tax expenses in excess of \$8.06 per square foot.

Occupied	7,035	100%							\$231,608	\$32.92				
Vacant	-	-							-	-				
Total	7,035	100%							\$231,608	\$32.92				

100% OCCUPIED THREE-TENANT CENTER ANCHORED BY VERIZON WIRELESS AND BIGGBY COFFEE

- Verizon Wireless has been operating at this location since 2009 and Lacey's Place since 2017
 - › Verizon Wireless is corporately guaranteed by Cellco Partnership
- Biggby Coffee signed a new lease in 2024
 - › Biggby Coffee is an emerging coffee brand with 450 locations nationwide
 - › Named #2 Best Coffee Chain in the Nation by USA Today (2025)
 - › Features a drive-thru, ensuring convenient access
 - › Lease features annual rental increases ranging from 2%-3% and renewal options

HEAVILY TRAVELED AREA

- Frontage along Richmond Road, which sees 23,400 vehicles per day
- 2.1 miles from McHenry Metra train station
 - › The UP-NW line had 5.72 million passengers in 2025

SITUATED IN A RETAIL HUB | SURROUNDED BY NATIONAL RETAILERS

- Positioned across the street from The Shops at Fox River shopping center, which attracts 2.7 million annual visitors¹
 - › Notable tenants include T.J.Maxx, Dick's Sporting Goods, PetSmart, HomeGoods, Dollar Tree, Planet Fitness, ULTA, Old Navy, Ross Dress for Less, Olive Garden, Sally Beauty, Maurices and more
- 0.6 miles from McHenry Towne Centre shopping center, which attracts 2.4 million annual visitors¹
 - › Notable tenants include ALDI, Michaels, Petco, Five Below, Kohl's, Starbucks, Chipotle, Panda Express, Domino's and more
- Other notable retailers in the area include Walmart Supercenter (2.2 million annual visitors¹), Firestone, Dairy Queen, The Home Depot (594.8K annual visitors¹), Meijer (1.5 million annual visitors¹), Steak 'n Shake, Discount Tire and more

AFFLUENT TRADE AREA | COMPETITIVE TAX ADVANTAGE

- 30,708 residents and 27,046 employees within a three-mile radius
- Average household income of \$119,939 within a five-mile radius
- Growing residential population located in McHenry County | Competitive tax advantage over neighboring Cook County

McHenry Towne Centre - 2.4 million annual visitors



Burger King, HOBBY LOBBY, HARBOR FREIGHT TOOLS, HassleLess Mattress, Panera Bread, Aspen Dental, McDonald's, American Mattress, Steak 'n Shake, goodwill, Popeyes, wellnow, BMO, Harris Bank



SUBJECT PROPERTY



The Shops at Fox River - 2.7 million annual visitors



Richmond Road
23,400 VPD

31

31

BIGGBY COFFEE

BIGGBY.COM

- » Michigan-based coffee franchise founded in 1995
- » 450 locations in 13 states
- » All of the coffee shops are owned and operated by the franchise owners
- » Ranked #212 on the Franchise 500
- » Offers a wide menu of specialty coffee and tea drinks, smoothies, and food items, with a growing focus on farm-direct sourcing and supporting sustainable farming practices
- » Provides various store models, from traditional small footprint locations to drive-thru and kiosk options
- » Named #2 Best Coffee Chain in the Nation by USA Today (2025)



450
Locations



National Tenant
13 States

FRANCHISE
500[®]
BY Entrepreneur
Ranked #212



Expanding
Tenant



verizon

VERIZON.COM

Stock Symbol:

Market Cap (2/26/2026)

Enterprise Value (2/26/2026)

Revenue (FY 2025)

Net Income (FY 2025)

Standard & Poor's Credit Rating

NASDAQ | VZ

\$182.99 Billion

\$349.44 Billion

\$138.19 Billion

\$17.60 Billion

BBB+

- » One of the world's leading providers of technology and communication services
- » Ranked #31 on the Fortune 500 list (2025)
- » Total operating revenue was \$138.2 billion in 2025 compared to \$134.8 billion in 2024
- » Verizon acquired Frontier Communications, a U.S. fiber-optic internet and telecom provider, for approximately \$20 billion, completing the deal on January 20, 2026
- » Verizon was ranked #8 by LinkedIn as a best workplace (2024)
- » Verizon earned top spots in 2024 RootMetrics for best 5G network
- » First company in the world to launch a 5G network
- » Approximately 6,400 locations in over 150 countries
- » Founded in 2020



6,400+
Locations

500

Fortune
500 Company



\$138.19 Billion
Revenue



Global
Tenant



Lacey's Place

PLAYLACEYS.COM

- » Gaming parlor with slots and video gaming with a neighborhood lounge feel
- » 39 locations throughout Illinois
- » Promotes specials, happy hours, and entertainment add-ons depending on location
- » Lacey's Place tends to offer a more polished, standardized environment compared to many bare-bones, independent gaming cafés
- » Many locations include bar service, drink specials, and light food options



Firestone

Walmart 
Supercenter

DISCOUNT
TIRE

DUNKIN'

The Shops at Fox River - 2.7 million annual visitors

OLD NAVY **PET SMART** **ROSS** **TJ-MAXX**
DRESS FOR LESS

SALLY BEAUTY **maurices** **DOLLAR TREE**

DICK'S **ME** **Massage Envy** **LANE BRYANT** **KAY**
SPORTING GOODS. **ULTA** **pop shelf** **DSW** **HomeGoods**
JEWELERS
Every Kiss Begins with Kay

planet fitness

HIS
BANK

MARINES
DAIRY QUEEN
CRUDE!

SUBJECT PROPERTY

Olive
Garden

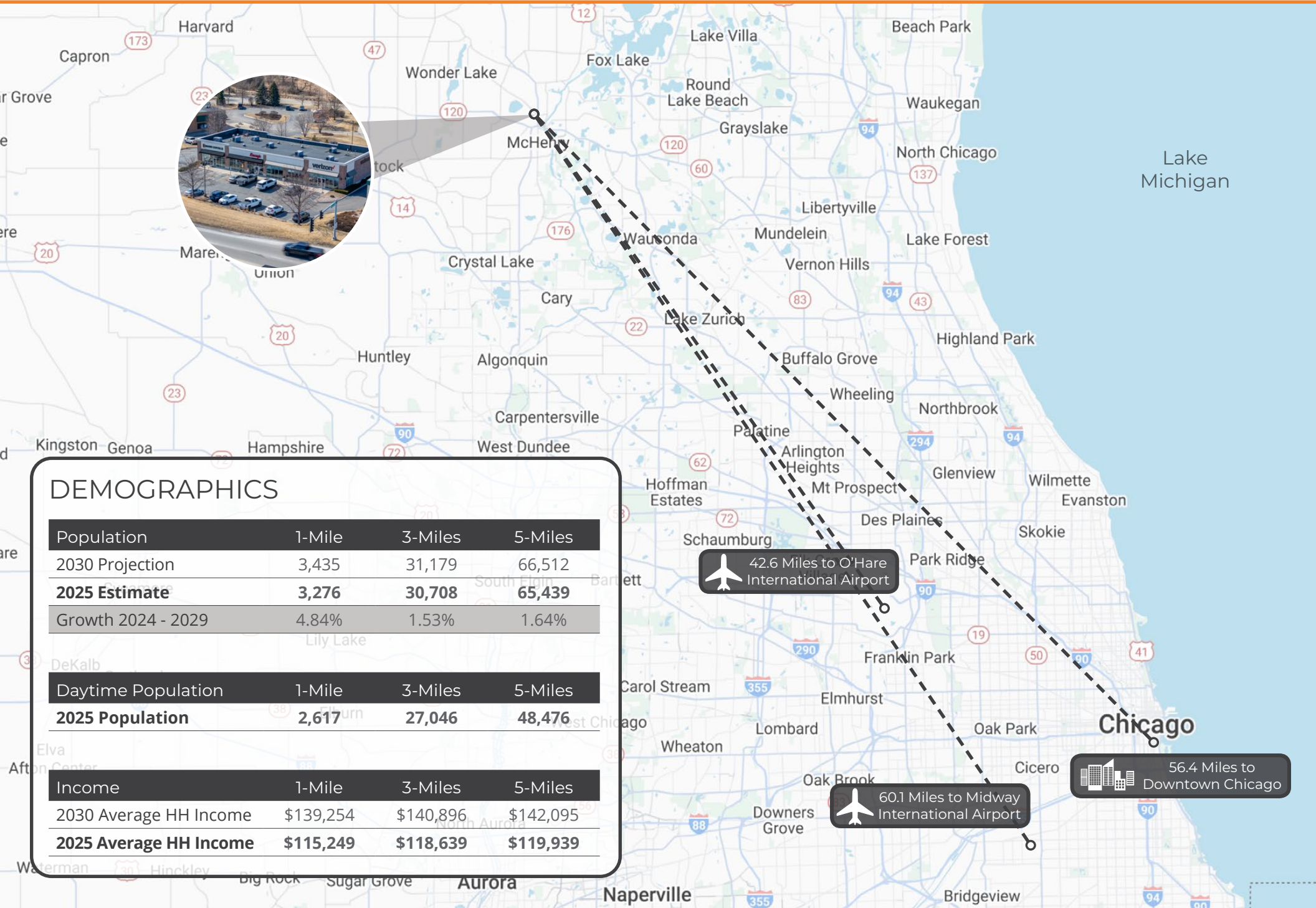
 Richmond Road
23,400 VPD

31

31



LOCATION OVERVIEW



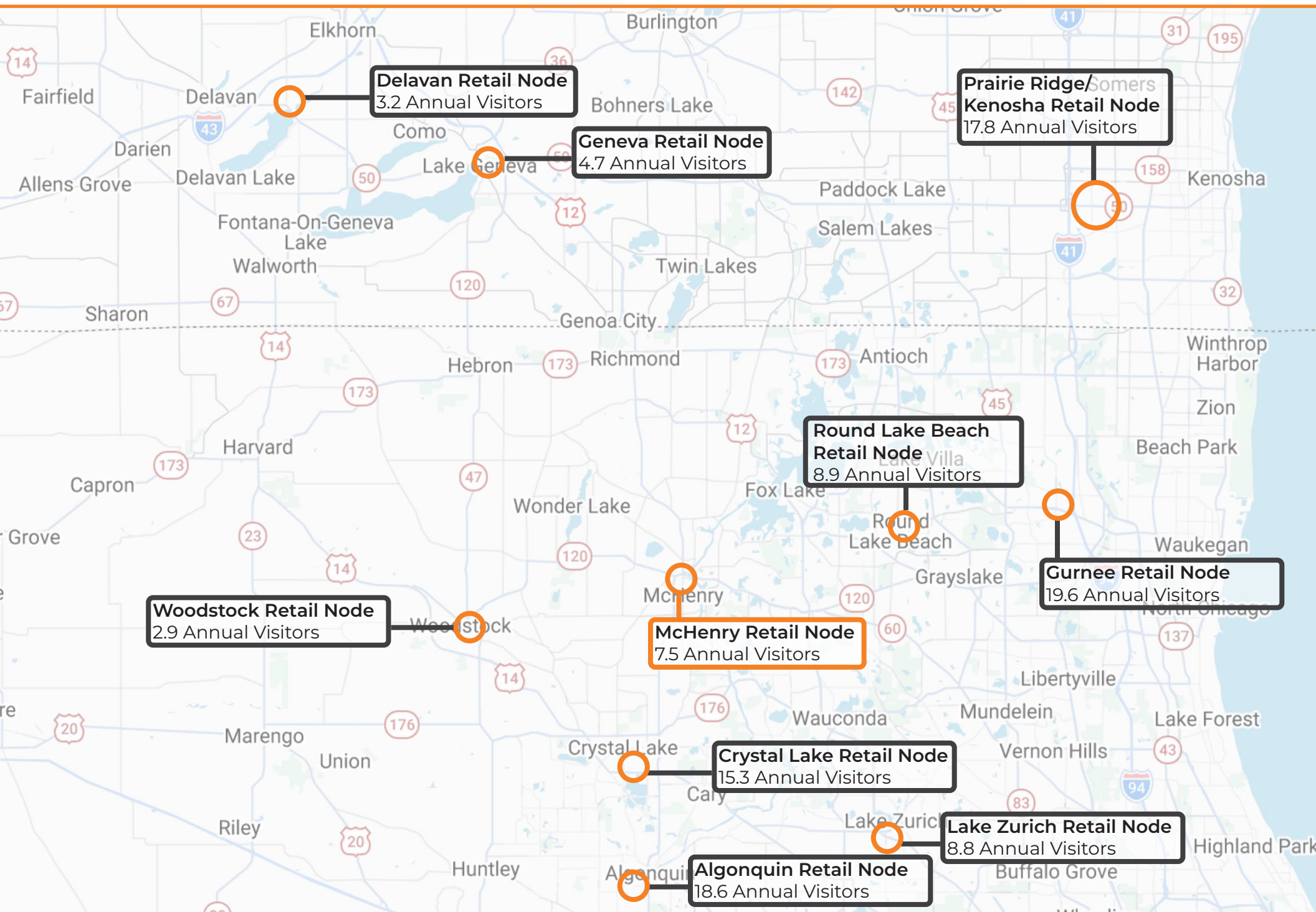
DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	3,435	31,179	66,512
2025 Estimate	3,276	30,708	65,439
Growth 2024 - 2029	4.84%	1.53%	1.64%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	2,617	27,046	48,476

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$139,254	\$140,896	\$142,095
2025 Average HH Income	\$115,249	\$118,639	\$119,939

RETAIL NODES



AERIAL

Walmart
Supercenter
DISCOUNT TIRE

Richmond Road
23,400 VPD

Firestone

SUBJECT PROPERTY

DAIRY QUEEN

The Shops at Fox River
2.7 million annual visitors¹

ME Massage Envy **KAY** JEWELERS
Every kiss begins with Kay.

SALLY BEAUTY **T.J. MAXX**

DICK'S SPORTING GOODS **DOLLAR TREE**

PET SMART **DSW**
BUFFALO WILDWINGS

HomeGoods **ROSS** DRESS FOR LESS **planet fitness** **ULTA** BEAUTY

OLD NAVY **maurices**

pop shelf **LANE BRYANT** **Olive Garden**

¹ Placer.ai

M Northwestern Medicine

SportClips HAIRCUTS
Wendy's

THE HOME DEPOT

McHenry Towne Centre
2.4 million annual visitors¹

LITTLE GREEN APPLE

FAMOUS footwear **ALDI**

Michaels **petco**

KOHL'S **five BELOW**

CHIPOTLE MEXICAN GRILL **STARBUCKS** **PANDA EXPRESS** **JIMMY JOHN'S**

MATTRESS FIRM

Domino's

meijer

Steak Shake **Burger King**

Authentix McHenry
288 Units
2023 Construction



LOCATED IN EAST-CENTRAL MCHENRY COUNTY

- Approximately 55 miles northwest of downtown Chicago
- 35 miles from O'Hare International Airport
 - > Over 80 million passengers in 2024
- Sits along the fox river

EASILY ACCESSIBLE | CENTERED ON TWO MAJOR STATE HIGHWAYS

- Illinois 31 (Richmond Road and Front Street) and Illinois 120 (Elm Street)
- Serviced by Metra Rail - UP-NW line
 - > This line had 5,721,102 passengers in 2025, over a 3% increase from 2024

EMPLOYMENT HUB | HOME TO MANY MAJOR EMPLOYERS

- Northwestern Medicine | 5,000+ employees
- McHenry County | 1,400+ employees
- Follett Library Resources | 1,300+ employees
- Mercy Health System | 732+ employees

HOME TO NORTHWESTERN MEDICINE MCHENRY HOSPITAL

- Level II Trauma Center | 179-licensed beds | 600 physicians in 70 specialties
- Ranked in the top 9% of hospitals in the nation for quality care
- Ranked on the "Best Regional Hospital" list by U.S. News

ABUNDANCE OF NEW DEVELOPMENTS

- Developments completed in 2023 include Starbucks, Cedarhurst of McHenry Assisted Living (83 rooms), Panera, The Residences of Fox Meadows (540 units), Authentix McHenry (288 units), and more
- 2024 Completions: WingStop, Whiskey Diablo, and The Court House Tavern
- 2025 Completions: Trio convenience store/gas station with drive-thru and a Chick-Fil-A
- 2026 Completions: Taylor Place Apartments (48 units)
- Under Construction: Residences of Fox Meadows, a 540-unit, rental apartment development and McHenry Senior Lofts (40 units)

**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.



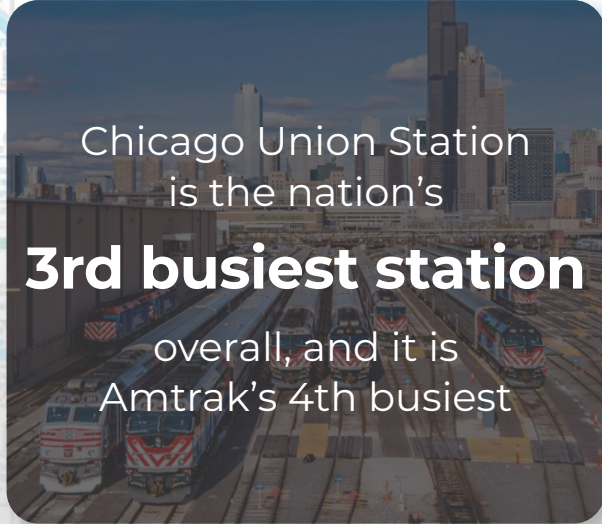
10
Interstate highways converge in the Chicago Metro Area

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.

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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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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