

VALUE-ADD SIX TENANT STRIP CENTER

LONG-OPERATING HISTORY | DENSELY POPULATED TRADE AREA

1.8 MILES FROM CHICAGO MIDWAY INTERNATIONAL AIRPORT (15.8M ANNUAL VISITORS)



3244-3260 W 55TH ST,
CHICAGO, IL 60632

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

This net leased six-tenant retail center offers a long operating history, with La Michocana and Elite Staffing in place since 2014. The property features built-in rental escalations, as four tenants benefit from annual rent increases, and has demonstrated strong leasing momentum with three new leases executed since 2023. Additionally, the asset presents a value-add opportunity with approximately 3,000 SF of vacant space available for lease. The asset is located 1.8 miles from Chicago Midway International Airport and 1.1 miles from the Kedzie Orange Line CTA station, providing excellent regional connectivity and commuter traffic. The property is supported by a dense trade area of 54,474 residents within one mile and 179,327 residents within two miles, along with 127,397 employees within a two-mile radius. An abundance of nearby schools, a dense industrial corridor, and surrounding national retailers further support consistent customer traffic and long-term stability.





\$1,423,962
LIST PRICE



9.00%
CAP RATE



\$148.33
PRICE / SF



\$128,118
NET OPERATING INCOME

Walgreens



Midwest Express Clinic


LAIFITNESS.

BANK OF AMERICA

Pete's MARKET
McDonald's

SUBJECT PROPERTY

W 55th St
13,000 VPD

 9.7 Miles to
Downtown Chicago

SUBJECT PROPERTY



cta
Orange Line
Station
5.2 million
passengers
in 2024

FAMILY DOLLAR
KIDS EMPIRE
Chuck E. Cheese
ALDI
TJ-maxx
OPORTUN
AutoZone

Sawyer Elementary
School
933 Students

9.7 Miles to
Downtown Chicago

SUBJECT PROPERTY

Starbucks
Midwest Express Clinic
LA FITNESS
BANK OF AMERICA

Walgreens





3244-3260 W 55TH ST,
CHICAGO, IL 60632



\$1,423,962

LIST PRICE



9.00%

CAP RATE



\$148.33

PRICE / SF



\$128,118

NET OPERATING INCOME

FINANCIAL SUMMARY

PRICE	\$1,423,962
CAP RATE	9.00%
PRO FORMA CAP RATE	12.86%
Price/ SF	\$148.33
Gross Leasable Area	9,600 SF
Year Built	1967
Lot Size	0.46 Acres +/-
Parcel Numbers	19-11-423-041-0000
Parking	15 Surface Spaces +/-
Current Rent	\$145,523
Total Reimbursements	\$83,079
Vacancy/Collection Allowance	(\$45,000)
Effective Gross Income	\$228,602
Expenses	\$100,483
NOI	\$128,118

PROPOSED FINANCING

LTV	65%	Debt Service	\$74,995
Interest Rate Amortization	6.50% 25 Years	Debt Coverage Ratio	1.71
Down Payment	\$498,387	Net Cash Flow After Debt Services Return %	\$53,123 10.66%
First Trust Deed/Mortgage	\$925,576	Principal Reduction	\$15,282
		Total Return Return %	\$68,406 13.73%



CASH FLOW YR 1 - STARTING 8/1/2026

BASE RENT	CURRENT	PER SF	PRO FORMA	PER SF
Occupied Space	\$145,523	\$22.05	\$190,523	\$19.85
Available Space	\$45,000	\$15.00	-	-
Gross Potential Rent	\$190,523	\$19.85	\$190,523	\$19.85
Expense Reimbursements				
Real Estate Taxes	\$30,629	\$3.19	\$44,551	\$4.64
Insurance	\$2,576	\$0.27	\$3,747	\$0.39
CAM	\$32,686	\$3.40	\$47,541	\$4.95
Management Fee	\$8,446	\$0.88	\$9,898	\$1.03
Administrative Fee	\$8,742	\$0.91	\$8,742	\$0.91
Total Expense Reimbursements	\$83,079	\$8.65	\$114,480	\$11.93
Gross Potential Income	\$273,602	\$28.50	\$305,003	\$31.77
Vacancy/Collection Allowance	(\$45,000)	(\$4.69)	(\$21,350)	(\$2.22)
Effective Gross Income	\$228,602	\$23.81	\$283,652	\$29.55
Expenses				
Real Estate Taxes	\$44,551	\$4.64	\$44,551	\$4.64
Insurance	\$3,747	\$0.39	\$3,747	\$0.39
CAM	\$47,537	\$4.95	\$47,537	\$4.95
Management Fee	\$4,649	\$0.48	\$4,649	\$0.48
Total Expenses	\$100,483	\$10.47	\$100,483	\$10.47
NET OPERATING INCOME	\$128,118	\$13.35	\$183,169	\$19.08



CAM BREAKDOWN

CAM	CURRENT	PER SF
Utilities	\$8,223	\$0.86
Maintenance	\$6,064	\$0.63
Landscaping	\$640	\$0.07
Parking Lot	\$2,453	\$0.26
Snow Removal	\$4,678	\$0.49
Security Services	\$25,480	\$2.65
TOTAL CAM	\$47,537	\$4.95

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			
Elite Staffing Inc Retail, Suite 3244	2,400	25.00%	9/30/2014	3/31/2030	3.7 Years	Base	Current	\$4,929	\$59,148	\$24.65	-	31%	-	Net
						-	4/1/2027	\$5,077	\$60,922	\$25.38	3%			
						-	4/1/2028	\$5,229	\$62,750	\$26.15	3%			
						-	4/1/2029	\$5,386	\$64,633	\$26.93	3%			

Notes: Management fee 6% of Tenant's Gross Rents. Admin Fee 20% of CAM Costs including Management and Insurance.

Henry Rosa Retail, Suite 3250	900	9.38%	2/19/2024	9/30/2028	2.2 Years	Base	Current	\$1,930	\$23,162	\$25.74	-	12%	-	Net
						-	10/1/2026	\$2,011	\$24,130	\$26.81	4%			
						-	10/1/2027	\$2,095	\$25,146	\$27.94	4%			

Notes: Management fee 6% of Tenant's Gross Rents. Admin Fee 20% of CAM Costs including Management and Insurance.

La Michocana Retail, Suite 3252 T: Personal	1,650	17.19%	2/22/2014	6/30/2027	0.9 Years	Base	Current	\$1,700	\$20,394	\$12.36	-	11%	N/A	Net
						-	-	-	-	-	-			
						-	-	-	-	-	-			

Notes: Annual Rental increases are the greater of 3% of CPI. Based off increase occurring in July. Management fee 6% of Tenant's Gross Rents. Admin Fee 20% of CAM Costs including Management and Insurance.

Peter's Pizzeria and Grill Retail, Suite 3256 T: Personal	750	7.81%	7/9/2023	10/31/2030	4.3 Years	Base	Current	\$1,585	\$19,019	\$25.36	-	10%	1, 5 YR	Net
						-	11/1/2026	\$1,664	\$19,970	\$26.63	5%			
						-	11/1/2027	\$1,747	\$20,969	\$27.96	5%			
						-	11/1/2028	\$1,835	\$22,017	\$29.36	5%			
						-	11/1/2029	\$1,927	\$23,118	\$30.82	5%			

Note: Annual Rental increases are the greater of 5% of CPI. Management fee 6% of Tenant's Gross Rents. Admin Fee 20% of CAM Costs including Management and Insurance

Reyna's Salon Unisex Retail, Suite 3258 T: Personal	900	9.38%	4/1/2024	3/31/2029	2.7 Years	Base	Current	\$1,778	\$21,333	\$23.70	-	11%	-	Net
						-	4/1/2027	\$1,867	\$22,400	\$24.89	5%			
						-	4/1/2028	\$1,960	\$23,520	\$26.13	5%			

Notes: Management fee 6% of Tenant's Gross Rents. Admin Fee 20% of CAM Costs including Management and Insurance.

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			
Vacant	3,000	31.25%	-	-	-	Base	Current	\$3,750	\$45,000	\$15.00	-	24%	-	-
Retail, Suite 3260						-	-	-	-	-	-			
Occupied	6,600	69%							\$145,523	\$22.05				
Vacant	3,000	31%							\$45,000	\$15.00				
Total	9,600	100%							\$190,523	\$19.85				

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	ADMIN FEE	PSF	GROSS INCOME
Elite Staffing Inc	\$11,138	\$937	\$11,884	\$3,420	\$3,248	\$12.76	\$30,627
Henry Rosa	\$4,177	\$351	\$4,459	\$1,390	\$1,240	\$12.91	\$11,617
La Michocana	\$7,657	\$644	\$8,172	\$1,335	\$2,030	\$12.02	\$19,838
Peter's Pizzeria and Grill	\$3,481	\$293	\$3,713	\$1,096	\$1,020	\$12.80	\$9,602
Reyna's Salon Unisex	\$4,177	\$351	\$4,459	\$1,205	\$1,203	\$12.66	\$11,395
Vacant	-	-	-	-	-	-	-
TOTAL	\$30,629	\$2,576	\$32,686	\$8,446	\$8,742	\$8.65	\$83,079

SIX-TENANT RETAIL CENTER | VALUE-ADD OPPORTUNITY | LONG-OPERATING HISTORY

- Value-add opportunity | 3,000 SF of vacant end-cap available to lease
 - › Seller invested significant capital into the space; includes freezers and code-compliant infrastructure
- Additional capital improvements include a recently resurfaced parking lot
- Four of the five tenants have annual rental increases
- La Michocana and Elite Staffing have been operating at this location since 2014
- New leasing momentum
 - › Henry Rosa and Reyna's Salon Unisex signed leases in 2024
 - › Peter's Pizzeria and Grill recently extended in 2026 for an additional two years, bringing the remaining lease term to over 4 years

CLOSE PROXIMITY TO CHICAGO MIDWAY INTERNATIONAL AIRPORT

- 55 Garfield bus stop is directly in front of property, which had 2,198,093 passengers in 2024
- 1.1 miles from Kedzie Orange Line CTA train station
 - › The Orange Line served 5.2 million passengers in 2024
- 1.8 miles from Chicago Midway International Airport, which saw 15.8 million visitors in the past 12 months¹
- Located at the intersection of W 55th Street and S Spaulding Avenue
 - › W 55th Street sees 13,000 vehicles per day
- 3.5 miles from Interstate 55, which sees 137,500 vehicles per day

ABUNDANCE OF SCHOOLS WITHIN A MILE RADIUS

- 0.3 miles from Sawyer Elementary School, which serves 933 students
- 0.3 miles from Irene C. Hernández Middle School, which serves 753 students
- 0.4 miles from Solorio Academy High School, which serves 1,264 students
- 0.4 miles from Socorro Sandoval Elementary School, which serves 723 students
- 0.6 miles from Monarcas Academy, which serves 805 students

NEAR AN INDUSTRIAL CORRIDOR AND NATIONAL RETAILERS

- Dense industrial corridor located north of the subject property
- 0.5 miles from Pete's Fresh Market, which attracts 1.1 million annual visitors¹
- Notable retailers in the area include Walgreens, Starbucks, LA Fitness, Wendy's, McDonald's, T.J. Maxx, ALDI, Chuck E. Cheese and more

DENSELY POPULATED TRADE AREA

- 54,474 residents within a mile radius and 179,327 residents within a two-mile radius
- 32,045 employees within a mile radius and 127,397 employees within a two-mile radius

S SPAULDING AVENUE

W 55TH STREET | 13,000 VPD

Vacant
Reynas Beauty Salon, Inc.
Peter's Pizzeria and Grill

Henry Rosa
Elite Staffing

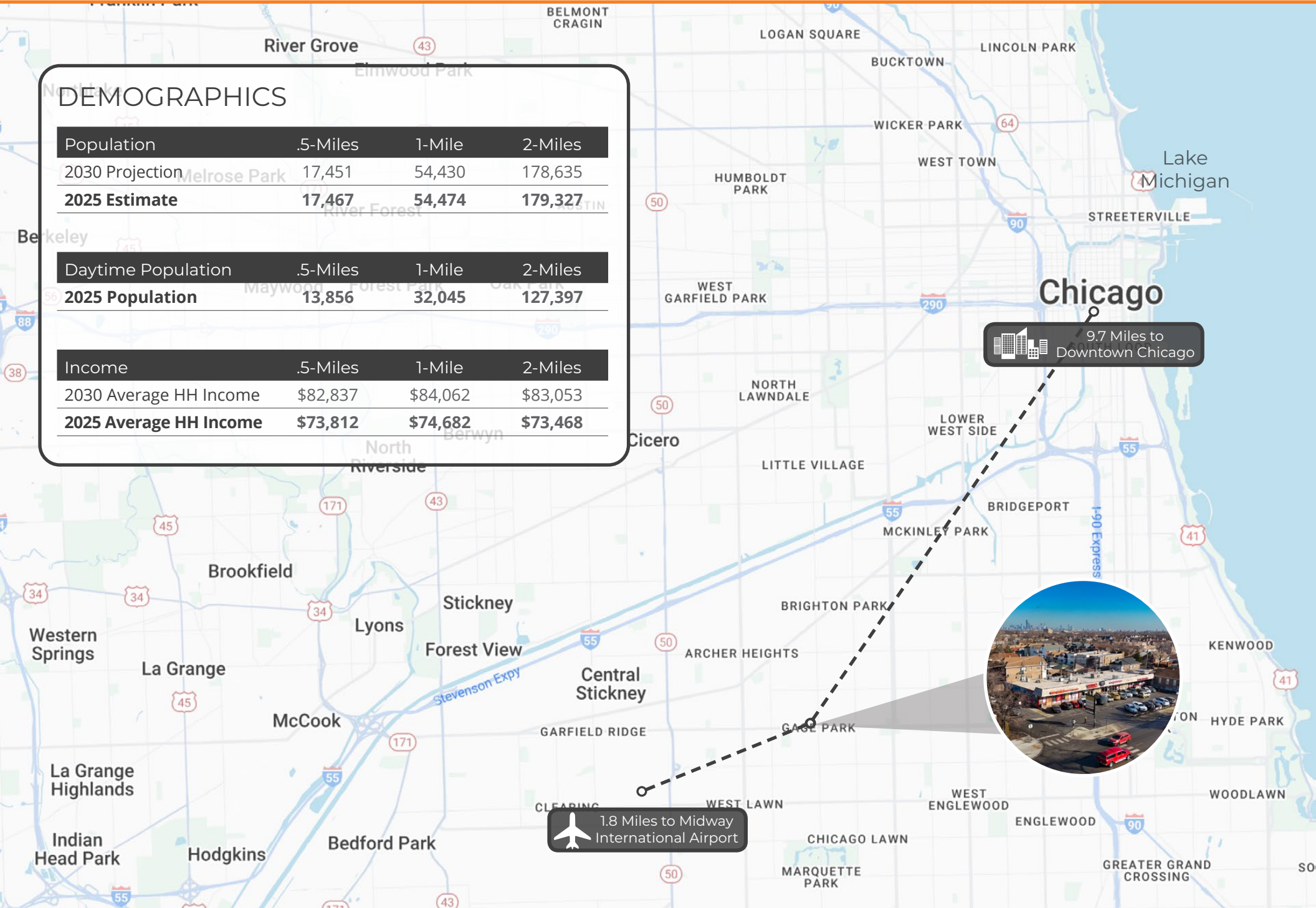
LOCATION OVERVIEW

DEMOGRAPHICS

Population	.5-Miles	1-Mile	2-Miles
2030 Projection	17,451	54,430	178,635
2025 Estimate	17,467	54,474	179,327

Daytime Population	.5-Miles	1-Mile	2-Miles
2025 Population	13,856	32,045	127,397

Income	.5-Miles	1-Mile	2-Miles
2030 Average HH Income	\$82,837	\$84,062	\$83,053
2025 Average HH Income	\$73,812	\$74,682	\$73,468



AERIAL



BNSF Corwith Intermodal Facility

cta Orange Line Station
5.2 million passengers in 2024

INDUSTRIAL CORRIDOR



Victoria Soto High, an Acero School
570 Students



W 51th St
9,950 VPD

Jovita Idar Elementary, an Acero School
530 Students

S California Ave
13,000 VPD

Nightingale Elementary School
959 Students

Solorio Academy High School
1,264 Students

Sawyer Elementary School
933 Students

Talman Elementary School
346 Students

Irene C. Hernández Middle School
753 Students

SUBJECT PROPERTY

W 55th St
13,000 VPD

Carson Elementary School
747 Students

Socorro Sandoval Elementary School
723 Students

Walgreens

Gage Park High School
420 Students

S Western Ave
29,000 VPD

S Kedzie Ave
19,200 VPD



CSX Intermodal 59th Street Yard

**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 years

30 Relocations
110 Expansions

252,322

Businesses in the Chicago metro area, the

3rd

most in the U.S.

#3

in total Job Postings in the U.S.

On average, 5.07M people were employed throughout 2024

145,525

Graduates and secondary program finishers in the Chicago metro area in 2024

1.3B sqft

Chicago MSA industrial real estate market, the 2nd largest in the United States

\$8B

Growth capital raised by Chicagoland startups in 2025 - (\$4.32 billion 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.

Dense City with 9.61 million people that live in the MSA (Census 2020).

SITeselection

CHICAGO METRO AREA IS 4TH-HOTTEST TECH HUB

Josh Bandoch - January 27, 2026 | Source: IL Policy and Site Selection [IL Policy & Site Selection](#)

The Chicago metropolitan area is the fourth-hottest tech hub nationally, up two spots since 2024, according to new rankings released by Site Selection magazine. Chicago's robust tech talent pool and strong infrastructure were key drivers of its high ranking. To remain a top tech hub, Chicago needs to ensure it businesses have the workforce and infrastructure they need to continue growing.

77 COMPANIES IN CHICAGO PUSHING THE CITY TO NEW HEIGHTS

Matt Urwin - Updated March 10, 2026 | [Read Here](#)

Compiled List of the top companies making Chicago a vibrant tech hub



CHICAGO TOURISM SAW A BOOST IN 2025

Melody Mercado - February 10, 2026 | [Read Here](#)

Choose Chicago reported record-breaking demand for accommodations, citing 11.9 million hotel bookings in 2025 compared to 11.6 million in 2024. Annual visitation numbers will be released in the spring, but the organization expects to surpass last year's 55.3 million visitors in Chicago.

Leaders also said Choose Chicago secured 65 citywide conventions, up from 49 last year, and a record \$2.9 billion in hotel revenue compared to \$2.8 billion in 2024. New citywide events secured by the city include the 2026 WNBA All-Star Game, 2026 Big Ten Men's Basketball Tournament and the 2027 MLB All-Star Game.



"Chicago is never done breaking records and never outdone as a global destination," said Kristen Reynolds, President and CEO of Choose Chicago. "Despite the global tourism industry facing social and economic headwinds, leisure travelers and event planners continue to choose Chicago for our world-class culture, food, events, and hospitality. Our hotels and tourism partners have once again delivered an unforgettable summer season for millions of guests, further strengthening the industry's \$20 billion annual economic impact for our city and supporting 130,000 hospitality jobs across all 77 neighborhoods." [- Read Here](#)



O'Hare International Airport is the **7th busiest airport in the world & #1 most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 6-8 for passengers globally with more than 84.85 million passengers. \$388.22 billion in trade value flowed through O'Hare in 2025 (Largest port by value).

Plus, Chicago is home to **Midway International Airport** with 19.4 million passengers.

10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

411M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nation's 2nd 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 12.9 million bike and scooter trips in 2025. The city has 500 miles of bike lanes and 19 miles of lakefront bicycle paths.

Voted Best Big City in the U.S. (2026)

Nine Consecutive Years

-Condé Nast Traveler Magazine

55M

Visitors in 2025

Ranked in Top 50 Best Cities in the World (2026)

-Time Out Magazine

\$20.9B

Tourist spent in 2024 (Estimated)

1,182

Hotels+

CULTURAL HAVEN:

Home to 200 art galleries, 60 museums, 250 music venues, 250 theatres, 400 neighborhood festivals, 7,300 restaurants, over 160 breweries and more.



Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
680 Corporate Facility Deals in 2025

#2 in the Midwest

Workforce Development - Site Selection Magazine 2025

#6 in the Nation

Sustainability - Site Selection Magazine 2025

11 Top Spots - Business Facilities' 21st Annual Rankings

Nuclear Energy (#1), Foreign Direct Investment (#5), Agribusiness (#5), Exports (#5), Wind Power (#5), AI Job Hubs (#6), Cybersecurity Talent (#7), Solar Power (#7), Film and Television (#8), AI Job Market (#9), and MedTech/Medical Devices (#10)

2025 CNBC Rankings

#13 in the Nation

Doing Business

#5 in the Nation

Access to Capital

#6 in the Nation

Tech & Innovation

#3 in the Nation

Education (up from #4 in 2024)

#8 in the Nation

Infrastructure

#4 in the Nation

Technology & Innovation

Home to
32 Fortune 500
 Companies

GLOBAL HEADQUARTERS HUB

- 14 Global 500 Companies
- 241 Companies on Inc. 5000 List
- 29 S&P 500 Companies
- 5,600+ Foreign-Owned Company Site Locations
- 1.4 Million Small Businesses



5th Highest GDP in the Nation (2025)
 \$1.2 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1.2 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

12 Public University Campuses, 48 Community College Campuses, 104 Independent Not-for-Profit Colleges and Universities, 15 Independent For-Profit Institutions, 26 Out-of-State Institutions

University of Chicago #6, Northwestern University #7, University of Illinois #36 for Top National Universities by U.S. News (2026)

Illinois 2025 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- Illinois reached a record \$13 billion in incentivized investments in 2025, driven by EDGE, REV, MICRO, and related programs
- EDGE & REV incentives supported 2,900 new jobs and 3,700 retained jobs statewide during the year
- Major incentive wins included \$2 billion Cronus Chemicals investment (130 jobs) and Fortune Brands' Deerfield headquarters expansion (400 jobs)
- Illinois earned 10 credit rating upgrades since 2021, reinforcing fiscal stability and long term investability



TOURISM & EXPORT RECORDS

- Illinois welcomed 113 million visitors in 2024, generating a record \$48.5 billion in visitor spending, up \$1.3 billion year over year
- FY25 hotel tax revenue reached \$367 million, a 14% increase and an all time high
- Exports exceeded \$81 billion in 2024, ranking Illinois #1 in the Midwest and #4 nationally
- Global trade efforts supported >\$90 million in export sales, a 55% increase year over year



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian expanded its Normal, IL footprint with a \$120 million supplier park creating 100 new jobs and enabling additional supplier investments
- Cronus Chemicals committed \$2 billion to a new fertilizer production facility in Tuscola
- Advanced manufacturing growth included Rockford Brake Manufacturing, Fortune Brands, Epic Pharma, and Silesia, adding hundreds of new jobs statewide
- Illinois continued ranking #2 nationally for corporate investment and Top Metro (Chicago) for 12 consecutive years



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois broke ground on PsiQuantum's facility at the Illinois Quantum & Microelectronics Park, anchoring a national quantum hub on Chicago's South Side
- Global leaders IBM, Infleqtion, Pasqal, and Diraq committed operations and investments at the park, creating dozens of high tech jobs
- Pasqal alone committed \$65+ million and 50 new jobs for its U.S. headquarters
- Illinois continues to lead nationally in quantum computing, clean energy, and advanced manufacturing ecosystems

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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: _____

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