DAVITA DIALYSIS | HAPPY DAZE

TWO-TENANT MED-TAIL CENTER | DAVITA OPERATING SINCE '06 | JUST OFF I-294

16641 S HALSTED ST,
HARVEY, IL 60426

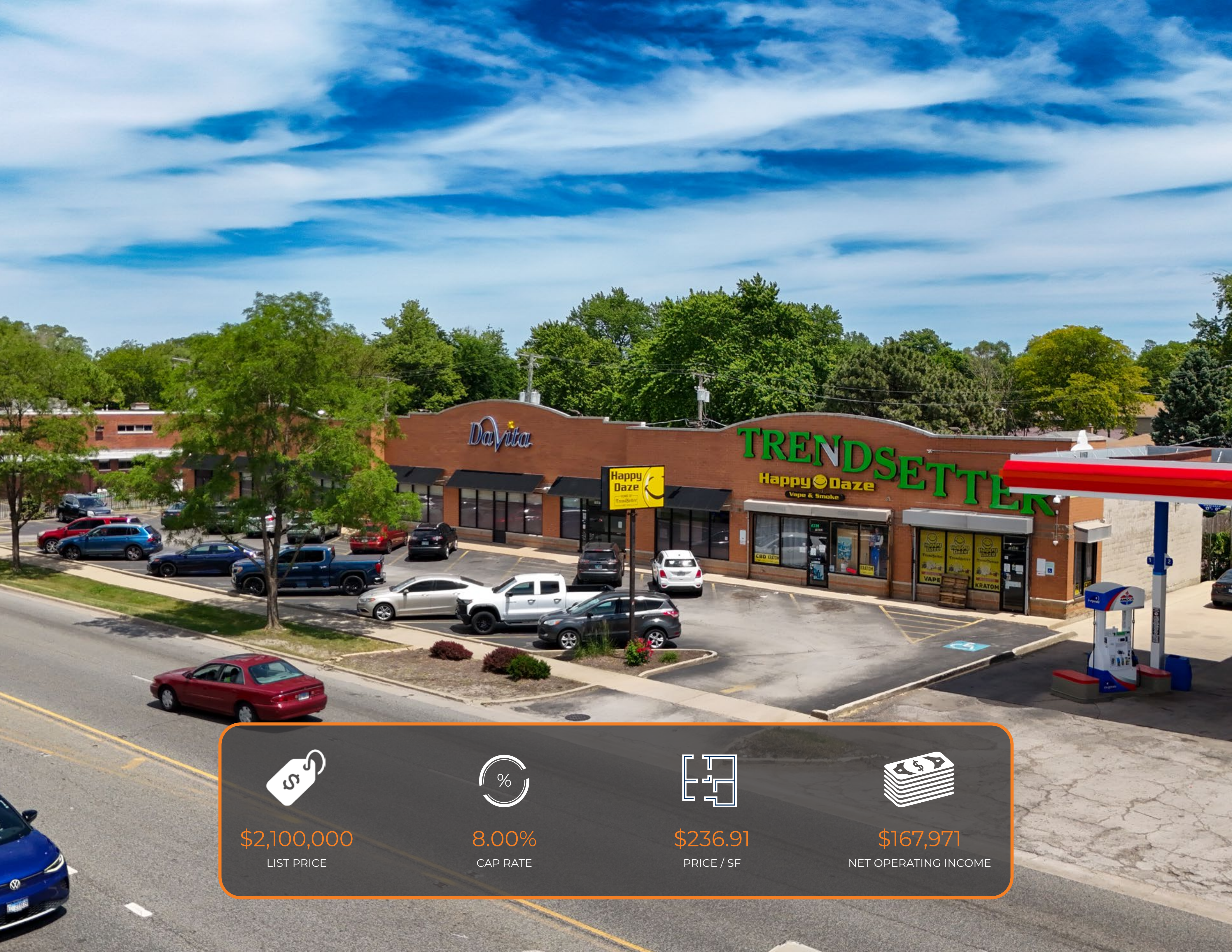
Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

Investors are offered the opportunity to acquire a two-tenant med-tail center anchored by DaVita Dialysis. DaVita accounts for over 77% of the base rent and has successfully operated at this location for 20 years, recently exercising a 5-year option. Happy Daze is a successful Chicagoland chain of smoke and vape shops currently operating 7 locations. Happy Daze has operated at this location for 8 years and has 1, 10-year option remaining. With a strong history of high occupancy, the property offers durable cash flow for investors. Illinois is a Certificate of Need state, further ensuing the stability of property.

Each lease includes scheduled rental increases, supporting long-term income growth. The property offers high visibility and is located just 0.5 miles from I-294 (178,200 VPD). Frontage along S. Halsted Street (18,000 VPD) exceeds 200 feet. Nearby demand drivers include the Wind Creek Chicago Southland casino/resort and several top-performing retail centers with national tenants. Underpinning the property's strong fundamentals is a dense trade area with over 74,000 residents and nearly 80,000 employees within a three mile radius.



$2,100,000	8.00%	$236.91	$167,971
LIST PRICE	CAP RATE	PRICE / SF	NET OPERATING INCOME


Wind Creek Chicago Southland
Casino opened November 2024
Full resort (hotel & spa) opened
April 2025
Public Storage
Ryder Ever better.
Interstate 294
178,200 VPD
294
Metra
ME Line Train Station
3.69 Million Annual
Ridership
Illinois Department of
Employment Security
AMOCO
CubeSmart
self storage + logistics
S Halsted St
18,000 VPD
SUBJECT PROPERTY
nuEra
Days Inn
Quality Inn & Suites
Dollar Tree
Buffalo Wild Wings
Portillo's
Hot Dogs · Beef · Burgers · Salads
Chipotle Mexican Grill
BMO
Harris Bank
Panera Bread
Kohl's
McDonalds
Super 8
La Quinta Inn & Suites
Econo Lodge
Travelodge by Wyndham
BW Best Western Hotels & Resorts


DaVita
TRENDSETTER
Happy Daze
Vape & Smoke

DAVITA DIALYSIS | HAPPY DAZE

16641 S HALSTED ST, HARVEY, IL 60426

FINANCIAL SUMMARY

PRICE	**$2,100,000**
CAP RATE	**8.00%**
Price/ SF	$236.91
Gross Leasable Area	8,864 SF
Year Built	2006
Lot Size	0.48 Acres +/-
Parcel Numbers	29-21-312-018-0000 | 29-21-312-017-0000 | 29-21-312-016-0000 | 29-21-312-015-0000 | 29-21-312-014-0000 | 29-21-312-013-0000 | 29-21-312-012-0000 | 29-21-312-011-0000 |
Parking	25 Surface Spaces +/-
Current Rent	$180,520
Total Reimbursements	$39,738
Effective Gross Income	$220,258
Expenses	$52,287
NOI	$167,971

PROPOSED FINANCING

LTV	70%
Interest Rate | Amortization	6.50% | 25 Years
Down Payment	$630,000
First Trust Deed/Mortgage	$1,470,000
Debt Service	$119,107
Debt Coverage Ratio	1.41
Net Cash Flow After Debt Services | Return %	$48,865 | 7.76%
Principal Reduction	$24,271
Total Return | Return %	$73,136 | 11.61%
Loan Constant	8.10%

CASH FLOW YR 1 - STARTING 11/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	$180,520	$20.37
Available Space	-	-
Gross Potential Rent	$180,520	$20.37
Expense Reimbursements		
Real Estate Taxes	$24,061	$2.71
Insurance	$4,824	$0.54
CAM	$8,421	$0.95
Administrative Fee	$2,432	$0.27
Total Expense Reimbursements	$39,738	$4.48
Effective Gross Income	**$220,258**	**$24.85**
Expenses		
Real Estate Taxes	$31,660	$3.57
Insurance	$6,347	$0.72
CAM	$11,080	$1.25
Administrative Fee	$3,200	$0.36
Total Expenses	$52,287	$5.90
NET OPERATING INCOME	**$167,971**	**$18.95**

Note: *Seller currently self-manages the property and is able to keep CAM expenses low. For the Cash Flow Year 1, Broker has assigned $1.25 sq/ft for CAM expenses.

*Landlord is currently not reconciling expenses with DaVita Dialysis. For the Cash Flow Year 1, expense reimbursements for DaVita are based on pro rata share as per the DaVita lease.

*The property currently operates under a Cook County Class 8 Property Tax Incentive. Properties under a Class 8 incentive receive a 12-year reduction in real estate assessments. Approved property will be assessed at 10 percent for years 1 – 10, 15% for the 11th year and 20% for the 12th year. This is a reduction from the standard Cook County rate of 25%. The most recent renewal of the Class 8 for this property went into effect as of 1/1/2017. The Seller's attorney is currently working on renewing the Class 8 Property Tax Incentive which would be effective starting on 1/1/2027.

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	ADMIN FEE	PSF	GROSS INCOME
DaVita Dialysis	$24,061	$4,824	$8,421	$2,432	$5.79	$39,738
Happy Daze	-	-	-	-	-	-
TOTAL	**$24,061**	**$4,824**	**$8,421**	**$2,432**	**$5.79**	**$39,738**

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/SF	INCREASE	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
DaVita Dialysis Medical, Suite 16641 T: Total Renal Care, Inc.	6,864	77.44%	4/1/2006	7/31/2031	4.7 Years	Base	Current	$11,543	$138,520	$20.18	-	77%	3, 5-Year	Net
						Option 1	8/1/2031	$12,236	$146,831	$21.39	6%			
						Option 2	8/1/2036	$12,970	$155,641	$22.67	6%			
						Option 3	8/1/2041	$13,748	$164,980	$24.04	6%			

Note: Controllable cumulative CAM cap of 10% (excludes snow removal, utilities, security, insurance and taxes).

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/SF	INCREASE	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
Happy Daze Retail, Suite 16657	2,000	22.56%	8/1/2018	7/31/2028	1.7 Years	Base	Current	$3,500	$42,000	$21.00	-	23%	1, 10-Year	Gross
						Option 1	8/1/2028	$3,850	$46,200	$23.10	10%			

Note: Assumed rental increase of 10% for option period rent.

	SF Leased	% OF TOTAL SF	ANNUAL RENT	RENT/SF
Occupied	8,864	100%	$180,520	$20.37
Vacant	-	-	-	-
Total	**8,864**	**100%**	**$180,520**	**$20.37**

TENANT PROFILE

DaVita

DAVITA.COM

Stock Symbol:	DVA | NYSE
Market Cap (6/10/2026)	$12.72 Billion
Enterprise Value (6/10/2026)	$25.28 Billion
Revenue (2025)	$13.64 Billion
Net Income (2025)	$747 Million

- The largest provider of home dialysis in the United States
- DaVita is the world's second largest dialysis provider with over 2,657 clinics based in the United States, 585 outpatient centers in 14 countries worldwide, and treats over 295,000 patients (2025).
- Leader in clinical quality and innovation for 25 years
- An average of 91,786 treatments per day
- Controls more than 37% of the United States dialysis market
- Ranked #331 on the Fortune 500 list (2025)
- Named on Fortune magazine's World's Most Admired Companies 15 consecutive year
- Ranked #372 among Forbes' Global 2000 (2025)
- Expanded home kidney care program by including the HomeChoice Claria automated peritoneal dialysis system from Baxter International, enhancing the company's home dialysis program

Global Tenant

295,000 Patients

Fortune 500 Company

3,242 Locations

HAPPY-DAZE.NET

- Specialty vape and smoke shop offering a wide selection of e-cigarettes, vape devices, e-liquids, and accessories
- Operates 7 locations throughout the Chicagoland area
- Founded in 2014 in Frankfort, Illinois
- Known for carrying one of the largest selections of vaping products
- Also sells complementary items such as glassware, vaporizers, CBD products, and smoking accessories
- Established regional operator with a strong local following
- Named the Best Vape Shop by the Village of Midlothian's Chamber of Commerce (2022 & 2023)

7
Locations

Regional
Tenant

Expanding
Tenant

100% OCCUPIED TWO-TENANT MED-TAIL CENTER | LONG-OPERATING HISTORY

- DaVita Dialysis has been operating at this location since 2006 and Happy Daze since 2018
- DaVita Dialysis is corporately guaranteed
- Lease features renewal options with scheduled rental increases during each option period

EASILY ACCESSIBLE AND HEAVILY TRAVELED | NEAR INTERSTATE 294

- Frontage along S Halsted Street, which sees 18,000 vehicles per day
- 0.5 miles from on/off ramp of Interstate294, which sees 178,200 vehicles per day
- 1.7 miles from Hazel Crest Metra train station
  - The ME Line had 3.69 million annual visitors

NEAR TOP RANKED SHOPPING CENTERS AND NEW CASINO | STRONG SURROUNDING DRIVERS

- 1.1 miles from Wind Creek Chicago Southland, a new entertainment destination
  - The casino opened in November 2024, followed by the full resort (hotel & spa) in April 2025
  - Hotel has 255 rooms
- 1.2 miles from Park Place Plaza, which ranks in the top 18% of shopping centers nationwide by visits and attracts 2.5 million annual visitors[1]
  - Notable tenants include Target, Menards, Dunkin', Verizon, KFC, Dave's Hot Chicken, Potbelly and more
- 1.4 miles from Park Place Plaza, which ranks in the top 15% of shopping centers nationwide by visits and attracts 2.7 million annual visitors[1]
  - Notable tenants include Jewel-Osco, Burlington, Crumbl, Sally Beauty Supply, The Home Depot and more
- 1.5 miles from Park Place Plaza, which ranks in the top 15% of shopping centers nationwide by visits and attracts 2.8 million annual visitors[1]
  - Notable tenants include Ross, Best Buy, Petco, Old Navy, T.J.Maxx, Five Below and more

DENSELY POPULATED TRADE AREA WITH A HIGH DAYTIME POPULATION

- 3,229 residents within a mile radius and 74,288 residents within a three-mile radius
- 7,491 employees within a mile radius and 79,783 employees within a three-mile radius

The U.S. dialysis market exceeded **$30.9 Billion** in 2025 & expected to reach **$52.2 Billion** by 2034

In 2025 the global dialysis market was valued at $103.15 Billion & expected to reach **$220.51 Billion** by 2034

$103.15 B 2025 → **$220.51 B** 2034

6%
CAGR
(2025–2034)

Nearly **830,000** People in the United States Live With End-Stage Kidney Disease with 53% on Dialysis

There Are Approximately **131,000** New Cases Each Year

92,000 People Are on the Kidney Transplant List (As of APRIL 2026)

Medicare Represents Approximately **70%** of all Dialysis Patients

$ $ $ $ $

Each year, Medicare spends more than **$55 billion** caring for patients with kidney failure and approximately **$145–150 billion** across all stages of kidney disease, making kidney disease one of the most expensive chronic conditions in the Medicare program.

More Than **One Out of Every Five** Medicare Dollars were for Patients With CKD

CHRONIC KIDNEY DISEASE (CKD) AFFECTS

MORE THAN ONE IN SEVEN AMERICAN ADULTS

AN ESTIMATED **37 MILLION** AMERICANS

WHAT IS CHRONIC KIDNEY DISEASE?

Chronic kidney disease occurs when the kidneys gradually lose the ability to filter waste and balance fluids and chemicals in the body. In stage 5 CKD, also known as end-stage renal disease, patients require dialysis or a kidney transplant to survive.

WHO IS AT RISK FOR CKD?

People at higher risk include adults age 60 and older, African Americans, Hispanics, Native Americans, and Pacific Islanders. The primary risk factors are diabetes, high blood pressure, cardiovascular disease, and a family history of kidney disease.

WHAT IS DIALYSIS?

Dialysis is a treatment that removes waste and excess fluid from the blood when the kidneys can no longer perform this function. It helps maintain safe levels of essential chemicals, such as potassium and sodium, in the bloodstream.

HOW DOES DIALYSIS WORK?

There are two main types of dialysis:

Peritoneal dialysis (PD): Uses the lining of the abdomen to filter waste. A cleansing fluid is introduced through a small catheter, absorbs waste over time, and is then drained and replaced.

Hemodialysis (HD): Filters blood through a machine outside the body. Blood is cleaned in a dialyzer and returned to the body. HD can be done at home, in a dialysis center during the day, or overnight at select centers.

WHAT ABOUT A KIDNEY TRANSPLANT?

For some patients, a kidney transplant is the preferred treatment option. Eligibility depends on age and overall health. For those awaiting a transplant or who are not candidates, dialysis can effectively replace kidney function for many years.

92,00

People on the
kidney transplant list
(APRIL 2026)

REPRESENTS

85–90%

of everyone on the national
organ transplant waiting list

3-5 Years

Avg wait for a
kidney donor match

EVERY

10 Minutes

a new patient is added
to the kidney waiting list

27K

Kidney transplants
in 2025

41K

50-64 year olds
waiting for a new kidney

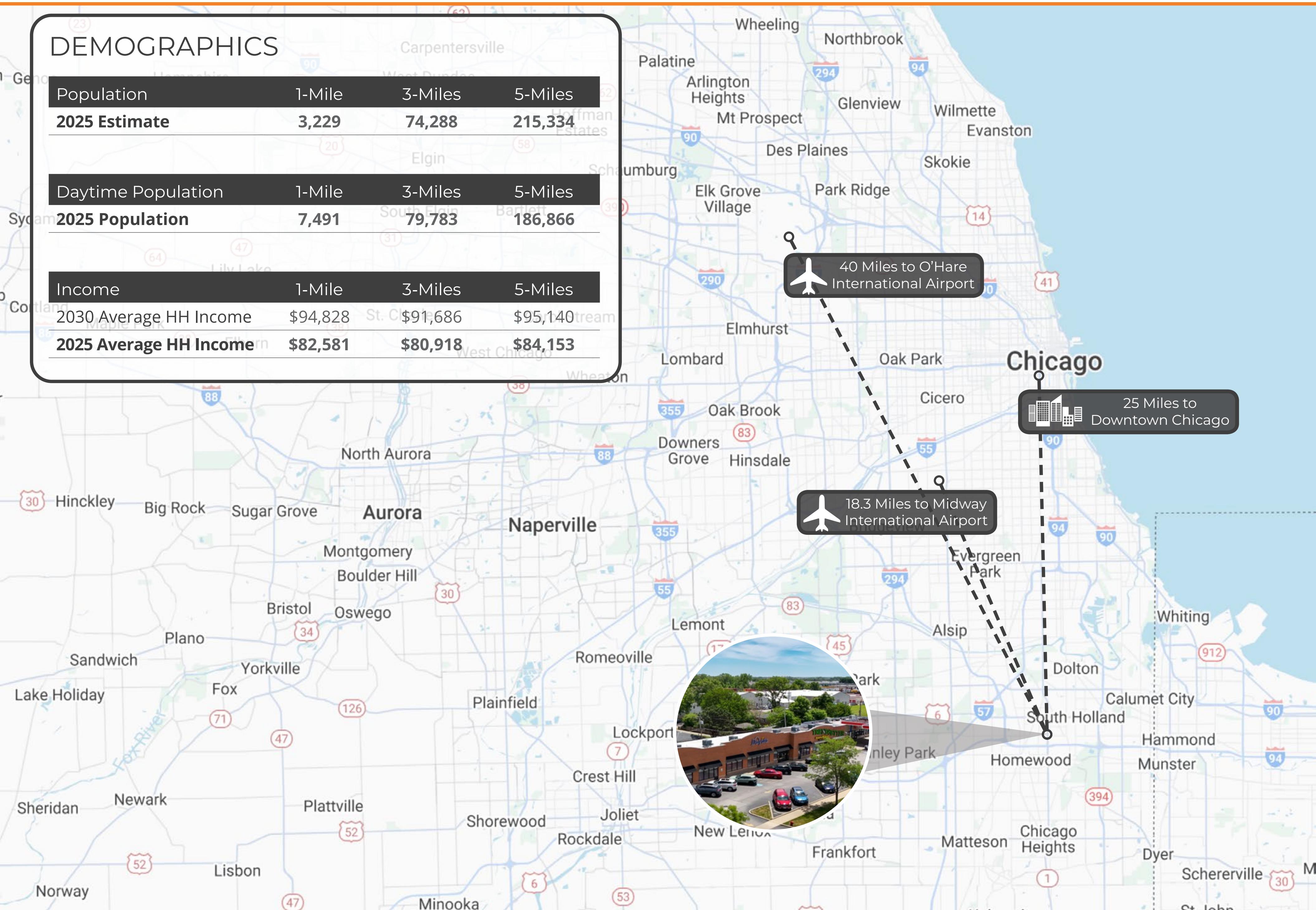
REGIONAL MAP

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2025 Estimate	**3,229**	**74,288**	**215,334**

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	**7,491**	**79,783**	**186,866**

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	$94,828	$91,686	$95,140
2025 Average HH Income	**$82,581**	**$80,918**	**$84,153**



AERIAL

1 Placer.ai
SUBJECT PROPERTY
CubeSmart self storage + logistics
Days Inn
6
Quality Inn & Suites
nuEra
Penske Truck Rental
Metra
ME Line Train Station
3.69 Million Annual
Ridership
S Halsted St
18,000 VPD
Ryder Ever better.
Super 8
La Quinta Inn & Suites
Econo Lodge
Travelodge by Wyndham
BW Best Western Hotels & Resorts
Interstate 294
178,200 VPD
Interstate 294
Public Storage
Park Place Plaza
2.5 million annual visitors
Top 18% of shopping centers
nationwide by visits[1]
Target
Dave's Hot Chicken
Menards
Dunkin'
Potbelly Sandwich Shop
verizon
Freddy's Frozen Custard & Steakburgers
KFC
Metra
ME Line Train Station
3.69 Million Annual
Ridership
Wind Creek Chicago Southland
Casino opened November 2024
Full resort (hotel & spa) opened
April 2025
Dollar Tree
Buffalo Wild Wings
Portillo's Hot Dogs · Beef · Burgers · Salads
Chipotle Mexican Grill
BMO Harris Bank
Panera Bread
Kohl's
McDonald's
Homewood Square
2.7 million annual visitors
Top 15% of shopping centers
nationwide by visits[1]
crumbl
Jewel-Osco
Krispy Kreme Doughnuts
Burlington
Smoothie King
The Home Depot
Sally Beauty Supply
Visionworks
Washington Park Plaza
2.8 million annual visitors
Top 15% of shopping centers
nationwide by visits[1]
Ross Dress for Less
petco
Old Navy
Panda Express
Best Buy
Huntington
TJX
Chili's
five BELOW
N

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).

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

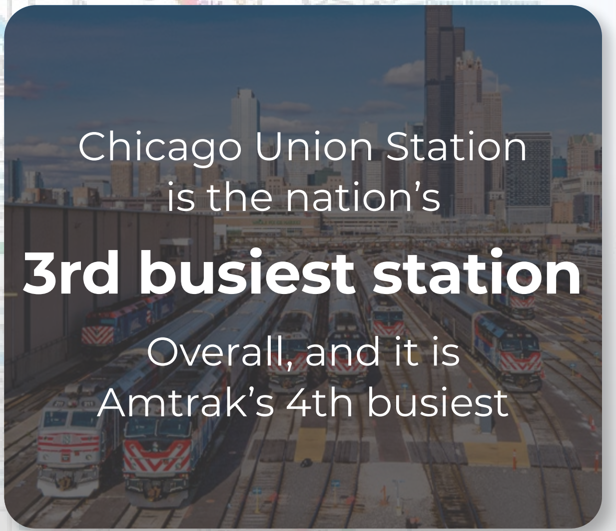
Choose Chicago reported record-breaking demand for accommodations, citing 11.9 million hotel bookings in 2025 compared to 11.6 million in 2024. Annual visitation numbers will be released in the spring, but the organization expects to surpass last year's 55.3 million visitors in Chicago.

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.



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.

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.

ILLINOIS MANUFACTURERS ASSOCIATION

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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