

AT&T, FEDEX AND UNION WELLNESS

UNION WELLNESS CENTER EXPANDED INTO ADJOINING SPACE | JUST OFF I-294 (153,900 VPD)

LOCATED IN A RETAIL HUB | AT&T AND FEDEX OPERATING SINCE 08'



4756 W CAL SAG RD,
CRESTWOOD, IL 60445

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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THE OFFERING

This fully occupied retail asset is anchored by long-term national tenants, including AT&T (18+ years) and FedEx (18+ years with approximately 9 years remaining), providing stable and predictable cash flow. The property also features a medical tenant, Union Wellness Centers, that recently expanded into an additional 3,787 SF, reinforcing commitment with nearly five years of term remaining across both suites. This Union Wellness lease is backed by 11 established union entities, most with \$50M–\$175M in net worth, 50+ years of operating history, and thousands of members, underscoring the tenant's long-term stability and financial strength. Union Wellness is in the process of a full remodel to build out their expansion space as well as renovate their existing space. While ERISA restrictions prevent them from signing a primary term longer than 5 years, they are demonstrating their long-term commitment to this location with the early extension, expansion and renovation.

Positioned at the signalized intersection of Cicero Avenue and Cal Sag Road (48,100 VPD) and just 1.2 miles from Interstate 294 (153,900 VPD), the asset benefits from excellent visibility and regional access. The site is located within a high-performing retail cluster, adjacent to Rivercrest Shopping Center (top 3% of shopping centers nationally by visits) and surrounded by strong national retailers that drive consistent traffic. The property is supported by a dense and affluent trade area with over 84,000 residents and 86,000 employees within three miles, along with average household incomes exceeding \$100,000 within a five-mile radius.



Rivercrest Shopping Center

Top 3% of shopping centers nationwide by visits
6.5 million annual visitors



Cicero Ave
35,200 VPD

Cal Sag Rd
12,900 VPD



50

83

Owned by the
Metropolitan Water
Reclamation District

SUBJECT PROPERTY



\$6,477,000
LIST PRICE



6.50%
CAP RATE



\$409.63
PRICE / SF



\$421,036
NET OPERATING INCOME



Walmart 
Supercenter
2.3 million annual visitors

MENARDS®
1.2 million annual visitors

SmartStop
Self Storage

MATTRESS FIRM
 **H&R BLOCK**
SUBWAY


Wendy's

Jersey Mike's Subs

H
Holiday Inn

Culver's

MAVIS
TIRES • BRAKES
• DISCOUNT PRICES

POTBELLY
SANDWICH SHOP
SMOOTHIE KING
Smoothies • Juices • Acai Bowls


BANK OF AMERICA

Canoe's
CHICKEN FINGERS

Pep Boys

CHIPOTLE
MEXICAN GRILL

83

50



 Cal Sag Rd
12,900 VPD

 Cicero Ave
35,200 VPD

Owned by the
Metropolitan Water
Reclamation District

Owned by the
Metropolitan Water
Reclamation District

SUBJECT PROPERTY





AT&T AND FEDEX ANCHORED MED-TAIL CENTER

4756 W CAL SAG RD, CRESTWOOD, IL 60445

FINANCIAL SUMMARY

PRICE **\$6,477,000**

CAP RATE **6.50%**

Price/ SF \$409.63

Gross Leasable Area 15,812 SF

Year Built 2008

Lot Size 1.40 Acres +/-

Parcel Numbers 24-34-300-018-0000

Parking 100 Surface Spaces +/-

Current Rent \$421,949

Total Reimbursements \$173,889

Effective Gross Income \$595,838

Expenses \$174,802

NOI **\$421,036**

5-Year CAGR **2.74%**



CASH FLOW YR 1 - STARTING 12/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$421,949	\$26.69
Available Space	-	-
Gross Potential Rent	\$421,949	\$26.69

Expense Reimbursements

Real Estate Taxes	\$119,640	\$7.57
Insurance	\$6,223	\$0.39
CAM	\$23,943	\$1.51
Management Fee	\$15,611	\$0.99
Administrative Fee	\$8,472	\$0.54
Total Expense Reimbursements	\$173,889	\$11.00

Effective Gross Income	\$595,838	\$37.68
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Expenses

Real Estate Taxes	\$119,640	\$7.57
Insurance	\$6,223	\$0.39
CAM	\$24,856	\$1.57
Management Fee	\$24,083	\$1.52
Total Expenses	\$174,802	\$11.06

NET OPERATING INCOME	\$421,036	\$26.63
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CAM	CURRENT	PER SF
Snow Removal	\$8,720	\$0.55
Utilities	\$4,994	\$0.32
Landscaping	\$3,818	\$0.24
Fire/Life Safety	\$3,274	\$0.21
Parking Lot Sweep	\$2,100	\$0.13
Maintenance	\$1,950	\$0.12
TOTAL CAM	\$24,856	\$1.57

CAM
BREAKDOWN

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	ADMIN FEE	PSF	GROSS INCOME
AT&T	\$25,124	\$1,307	\$4,307	\$884	\$974	\$9.82	\$32,596
FedEx	\$13,806	\$718	\$2,868	-	\$359	\$9.73	\$17,752
Union Wellness Clinic	\$52,055	\$2,708	\$10,815	\$8,138	\$4,332	\$11.34	\$78,048
Union Wellness Clinic	\$28,654	\$1,490	\$5,953	\$6,589	\$2,807	\$12.01	\$45,493
TOTAL	\$119,640	\$6,223	\$23,943	\$15,611	\$8,472	\$42.91	\$173,889



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			
AT&T	3,320	21.00%	6/30/2008	6/30/2029	2.6 Years	Base	Current	\$9,268	\$111,220	\$33.50	-	27%	None	Net
Retail, Suite 4756 T/G: New Cingular Wireless PCS, LLC						-	-	-	-	-	-			

Notes: Controllable 10% CAM cap. CapEx and replacement are part of CAM expense pool at amortized cost.

FedEx	1,824	11.54%	8/29/2008	8/31/2035	8.8 Years	Base	Current	\$4,712	\$56,544	\$31.00	-	14%	1, 5-Year	Net
Retail, Suite 4754 T/G: FedEx Office and Print Services, Inc.						-	9/1/2030	\$5,183	\$62,198	\$34.10	10%			
						Option 1	9/1/2035	\$5,702	\$68,418	\$37.51	10%			

Notes: Controllable 10% CAM Cap. 10% Admin fee. Tenant responsible for 50% of an HVAC replacement expense.

Union Wellness Clinic	6,881	43.52%	9/1/2021	12/31/2031	5.1 Years	Base	Current	\$11,872	\$142,470	\$20.70	-	34%	1, 5-Year	Net
Retail, Suite 4742 T: Union Wellness Coalition G: 11 Union Funds, See Union Wellness Tenant Overview (pg 10)						-	9/1/2027	\$12,229	\$146,744	\$21.33	3%			
						-	9/1/2028	\$12,596	\$151,146	\$21.97	3%			
						-	9/1/2029	\$12,973	\$155,681	\$22.62	3%			
						-	9/1/2030	\$13,363	\$160,351	\$23.30	3%			

Notes: CapEx expense included in CAM expense pool at amortized cost (excluding roof). Option period rent will increase in an amount equal or greater of two percent (2%), based upon the previous year's rent, or the change in the CPI index; assumed 3% for underwriting purposes.

Union Wellness Clinic	3,787	23.95%	8/15/2026	8/31/2031	4.8 Years	Base	Current	\$9,152	\$109,823	\$29.00	-	27%	2, 5-Year	Net
Retail, Suite 4752 T: Union Wellness Coalition G: 11 Union Funds, See Union Wellness Tenant Overview (pg 10)						-	8/15/2027	\$9,426	\$113,118	\$29.87	3%			
						-	8/15/2028	\$9,710	\$116,526	\$30.77	3%			
						-	8/15/2029	\$10,001	\$120,010	\$31.69	3%			
						-	8/15/2030	\$10,301	\$123,608	\$32.64	3%			

Notes: CapEx expense included in CAM expense pool at amortized cost (excluding roof). Option periods rents increase 3% annually.

Occupied	15,812	100%							\$421,949	\$26.69				
Vacant	-	-							-	-				
Total	15,812	100%							\$421,949	\$26.69				



FULLY OCCUPIED BY LONG-TERM NATIONAL TENANTS

- AT&T has been a tenant for over 18.5 years
- FedEx has been a tenant for over 18 years and has nearly 9 years of term remaining
- Union Wellness Clinic recently expanded into the adjoining 3,787 square foot space
 - › Backed by 11 established union entities, each with \$50M–\$175M in net worth, 50+ years of operating history, and thousands of members, providing a uniquely strong tenant profile
 - › Tenant renewed early and has five years remaining on term
 - › Nearly five years remaining on the expanded suite
 - › Annual rental increases and renewal options on both suites

SIGNALIZED INTERSECTION | JUST OFF INTERSTATE 294

- Positioned at the signalized intersection of Cicero Avenue and Cal Sag Road, which sees a total traffic count of 48,100 vehicles per day
- 1.2 miles from the on/off ramp of Interstate 294, which sees 153,900 vehicles per day
- 3 miles from Midlothian Metra train station | The Rock Island District Main Line served 3.36 million passengers in 2025

LOCATED WITHIN A MAJOR RETAIL HUB | STRONG SURROUNDING DRIVERS

- Kiddy corner to Rivercrest Shopping Center, which ranks in the top 3% of shopping centers nationwide by visits and attracts 6.5 million annual visitors¹
 - › Notable tenants include Burlington, Target, AMC Theatres, Portillo's, Kohl's, Planet Fitness, Sketchers, Culver's, Petsmart, Dollar Tree and more
- 0.4 miles from Menards, which attracts 1.2 million annual visitors¹
- 0.6 miles from Walmart Supercenter, which attracts 2.3 million annual visitors¹
- Other notable retailers in the area include Dunkin', ALDI, Chick-fil-A, Starbucks, Raising Cane's, Chipotle, Wing-stop, Chase, Mattress Firm, Discount Tires, Walgreens, McDonald's, Popeyes and more
- 1.4 miles from Nathan Hale Primary and Middle Schools, which serves a combined total of 688 students
- Dense industrial corridor located to the northeast

DENSE TRADE AREA WITH AN AFFLUENT DEMOGRAPHIC

- 84,541 residents and 86,764 employees within a three-mile radius
- Average household income of \$100,547 within a five-mile radius

SITE PLAN





ATT.COM

Stock Symbol:

Market Cap (7/10/2026)

Enterprise Value (7/10/2026)

Revenue (FY 2025)

Net Income (FY 2025)

Standard & Poor's Credit Rating

NYSE | T

\$146.19 Billion

\$291.54 Billion

\$125.6 Billion

\$24.2 Billion

BBB

- » Largest communications company in the world
- » More than 1.5 million postpaid phone net adds for fifth straight year
- » Mobility service revenues of \$67.4 billion, up 3.1% year over year
- » More than 1 million AT&T Fiber net adds for eighth consecutive year, and 875,000 AT&T Internet Air net adds
- » Consumer Wireline fiber revenues of \$8.6 billion, up 17.0% year over year
- » Ranked 37 on the Fortune 500 list and 78th on the Global 500 list in 2025
- » #37 on Fortune's list for America's Most Innovative Companies
- » Ranked on several Forbes lists in 2026, #335 America's Dream Employer, #205 Most Trusted Companies in America, #119 Best Customer Service
- » Founded in 1876



Global
Tenant
210 Countries



\$125.6 Billion
Revenue
Up 2.7% YOY

500

Fortune
37 Company



150 Years in
Business





FEDEX.COM

Stock Symbol:	NYSE FDX
Market Cap (7/10/2026)	\$74.17 Billion
Enterprise Value (7/10/2026)	\$103.80 Billion
Revenue (FY 2025)	\$87.92 Billion
Net Income (FY 2025)	\$4.10 Billion
Standard & Poor's Credit Rating	BBB

- » Global leader in transportation, e-commerce, and logistics services, providing integrated supply chain solutions worldwide
- » Founded in 1971 and headquartered in Memphis, Tennessee; operates a vast international network serving over 220 countries and territories
- » Employs approximately 440,000 employees
- » FedEx Office locations provide full-service printing, copying, and integrated packing/shipping in a one-stop retail format
- » Handles millions of daily shipments through a highly integrated global distribution and air/ground network
- » #50 on the 2026 Fortune 500 list
- » Forbes Global 2000 (2025): #212 overall



**\$87.92 Billion
Revenue
(2025)**



**Global
Tenant**

500

**Fortune
500 Company**



**440,000+
Employees**





UNIONWELLNESSCENTERS.COM

- » UWC is a partnership between Local Trade Unions and Marathon Health to provide the best experience healthcare for members and their families
- » Over 30,000+ members and 11 unions and growing
- » The company negotiates directly with healthcare companies to get the best prices and benefits for their members
- » Eight locations throughout Illinois
- » Zero co-pays, no deductibles, minimum wait times, and primary care providers
- » Primary Care, Annual Wellness Exams, Sick Care, Prescriptions, Immunizations, Lab Draws, Physical Therapy, Wellness Education, Vision Care, and Motion HealthSM
- » Most of the unions have been in existence for 50+ years and have thousands of members
- » Guarantors: (1) Cement Masons Local 502 Welfare Fund; (2) Iron Workers Local 63 Welfare Fund; (3) Plumbers' Welfare Fund, Local 130, L.I.A.; (4) Riggers, Machinery Movers and Machinery Erectors Local 136 Health & Welfare Fund; (5) Sheet Metal Workers Local 265 Welfare Fund; (6) NECA-IBEW Local 176 Health & Welfare Fund; (7) Electrical Workers General Welfare Fund; (8) International Association of Heat and Frost Insulators Local 17 Welfare Fund; (9) Iron Workers Local 395 Welfare Fund; (10) Sheet Metal Workers Local 73 Welfare Fund; and (11) Structural Iron Workers Local 1 Welfare Fund





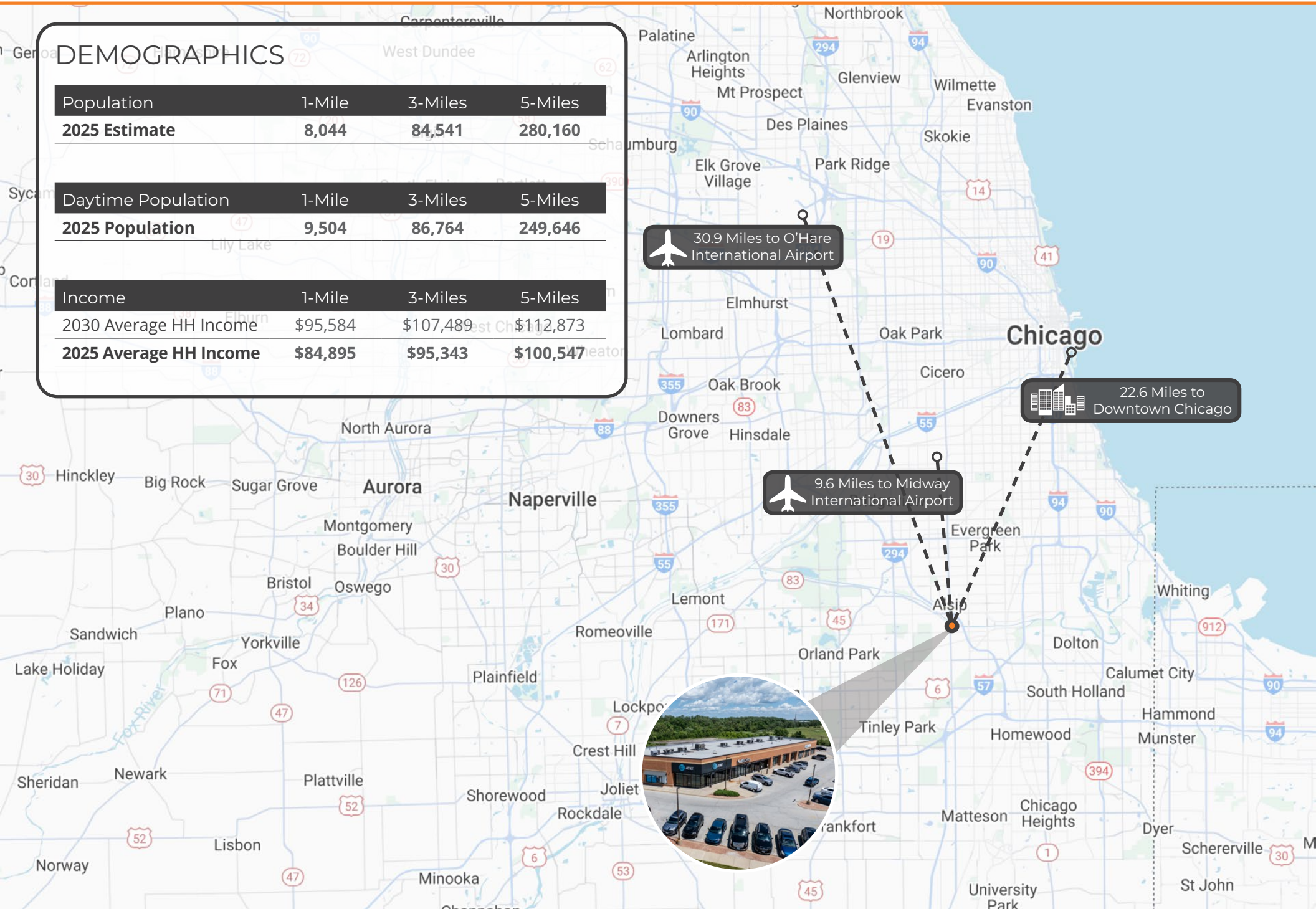
LOCATION OVERVIEW

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2025 Estimate	8,044	84,541	280,160

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	9,504	86,764	249,646

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$95,584	\$107,489	\$112,873
2025 Average HH Income	\$84,895	\$95,343	\$100,547



AERIAL



PART OF THE CHICAGO MSA

- 23 miles from downtown Chicago
- 15 miles west of the Illinois and Indiana state border

NEW DEVELOPMENTS

- 13960 S Cicero Avenue, Aviator Coffee and Lindy's Fuel Center | 12,000 SF retail property, built in 2026
- 5419-5447 135th Street, BoldAge PACE & Bennie's Pizza | 10,000 SF medical office, built in 2025
- 14007 Cicero Avenue, Jiffy Lube | 2,188 SF retail property, built in 2023
- 14066 Cicero Avenue, Belle Tire | 7,000 SF retail property, built in 2023
- 13201 S Cicero Avenue, Raising Cane's | 3,626 SF retail property, built in 2023

EASILY ACCESSIBLE

- Served by Pace bus routes 383 and 385
- Interstate 294 is located just outside of city borders
- Close proximity to Midlothian Metra train station
 - › The Rhode Island line had 3.36 million passengers in 2025
- 10 miles from Chicago Midway International Airport
 - › Had 15.6 million passengers in 2025

ATTRACTIONS NEAR BY

- In The Game Hollywood Park | An amusement park featuring go-kart tracks, mini golf, arcade games, and both indoor and outdoor attractions
- Near Lake Katherine Nature Center | An 85-acre restored natural refuge offering hiking, cycling, wildlife watching, environmental programs, and public events
- Close proximity to forest preserves including Midlothian Meadows and Rubio Woods, offering trails, biking, and outdoor recreation

B

OVERALL
GRADE

A-

OUTDOOR
ACTIVITIES

A

DIVERSITY

B

GOOD FOR
FAMILIES

B+

HEALTH &
FITNESS

(GRADES FROM NICHE.COM)

Photo by Nate Wielgoziak

**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).

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

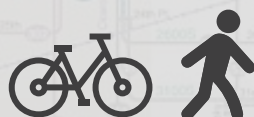
Bus and Train Rides.

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 **29 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



WHY ILLINOIS

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



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



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



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 | 6) Help the buyer to arrange for property inspections. |
| 2) Provide information about the property to the buyer. | 7) Explain closing costs and procedures. |
| 3) Disclose all latent material defects in the property that are known to the Broker. | 8) Help the buyer compare financing alternatives. |
| 4) Disclose financial qualification of the buyer to the seller. | 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer. |
| 5) Explain real estate terms. | |

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. | 5) A recommended or suggested price the seller should counter with or accept |
| 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. | |

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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