

PRAIRIE POINTE MEDICAL OFFICE BUILDING

100% OCCUPIED | STRONG HISTORICAL OCCUPANCY

903 129TH INFANTRY DR,
JOLIET, IL 60435

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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\$2,427,000

LIST PRICE



7.50%

CAP RATE



\$140.19

PRICE / SF



\$182,002

NET OPERATING INCOME



THE OFFERING

Prairie Pointe Medical Office Building is a 17,312-square-foot medical office property situated on 2.23 acres in Joliet, Illinois. Constructed in 2005 and currently 100% occupied, the property has demonstrated strong historical occupancy and sustained leasing activity throughout its operating history. The building is leased to a stable and diversified roster of healthcare providers, including dental, oral surgery, endodontic, pulmonary, respiratory, sleep medicine, and women's healthcare practices. Located within an established healthcare corridor, the property is less than two miles from Saint Joseph Medical Center, a 489-bed regional hospital, and is surrounded by complementary medical providers. The asset is positioned to benefit from a dense surrounding population base, strong daytime employment, and continued commercial growth throughout the Joliet market.



Spectrum Eye Institute
By Midwest Vision Partners

Retina
vitreous associates

MIDWEST ORTHOPAEDICS AT RUSH

SCA Health
Amsurg Surgery Center

Kidney Care Center

KinderCare
LEARNING CENTERS

ATHLETICO
PHYSICAL THERAPY

Saint Joseph Medical Center | 489 Beds

H

Medical Offices

- Talbot & Smith Family Dental
- RRC Orthodontics
- Todays Dental of Joliet
- Freedom Family Practice
- Awadallah Dental

BuseyBANK

Chicago Sports & Fitness Club

129th Infantry Dr
8,100 VPD

Medical Offices

- Midwest Hand Care
- Alan H. Chen Plastic Surgery
- Joliet Outpatient Center

SUBJECT PROPERTY



PRAIRIE POINTE MEDICAL OFFICE BUILDING

903 129TH INFANTRY DR, JOLIET, IL 60435

FINANCIAL SUMMARY

PRICE **\$2,427,000**

CAP RATE **7.50%**

Price/ SF \$140.19

Gross Leasable Area 17,312 SF

Year Built 2005

Lot Size 2.23 Acres +/-

Parcel Numbers 05-06-01-304-044-0000

05-06-01-304-045-0000

Parking 118 Surface Spaces +/-

Current Rent \$292,492

Total Reimbursements \$53,620

Vacancy/Collection Allowance (\$10,383)

Effective Gross Income \$335,728

Expenses \$153,727

NOI **\$182,002**

PROPOSED FINANCING

LTV 70%

Interest Rate | Amortization 6.25% | 25 Years

Down Payment \$728,100

First Trust Deed/Mortgage \$1,698,900

Debt Service \$134,485

Debt Coverage Ratio 1.35

Net Cash Flow After Debt Services | Return % \$47,516 | 6.53%

Principal Reduction \$29,129

Total Return | Return % \$76,646 | 10.53%

Loan Constant 7.92%



CASH FLOW YR 1 - STARTING 12/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$292,492	\$16.90
Available Space	-	-
Gross Potential Rent	\$292,492	\$16.90

Expense Reimbursements

Real Estate Taxes	\$11,701	\$0.68
Insurance	\$1,490	\$0.09
CAM	\$40,429	\$2.34
Total Expense Reimbursements	\$53,620	\$3.10

Gross Potential Income	\$346,112	\$19.99
Vacancy/Collection Allowance	(\$10,383)	(\$0.60)
Effective Gross Income	\$335,728	\$19.39

Expenses

Real Estate Taxes	\$86,568	\$5.00
Insurance	\$11,020	\$0.64
CAM	\$40,113	\$2.32
CapEx	\$2,597	\$0.15
Management Fee	\$13,429	\$0.78
Total Expenses	\$153,727	\$8.88

NET OPERATING INCOME	\$182,002	\$10.51
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CAM	CURRENT	PER SF
Repairs and Maintenance	\$3,000	\$0.17
Snow Removal/Salt Services	\$9,984	\$0.58
Plumbing Services	\$1,000	\$0.06
Utilities - Electric	\$6,334	\$0.37
Cleaning Services	\$5,195	\$0.30
Republic Trash Services	\$4,339	\$0.25
Landscape Services	\$3,920	\$0.23
HVAC Repair/Replace	\$3,187	\$0.18
Utilities - Natural Gas	\$1,386	\$0.08
Utilities - Water	\$898	\$0.05
Alarm Monitoring	\$870	\$0.05
TOTAL CAM	\$40,113	\$2.32

CAM
BREAKDOWN

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	PSF	GROSS INCOME
Malinowski & Sefcik, DDS	-	-	-	-	-
Chicago Dental Implants	\$11,701	\$1,490	\$5,422	\$7.95	\$18,612
Midwest Respiratory Therapist	-	-	\$12,055	\$5.00	\$12,055
Midwest Respiratory Therapist	-	-	\$22,953	\$5.00	\$22,953
Professional Endodontics of Illinois Inc.	-	-	-	-	-
Pregnancy Resource Center	-	-	-	-	-
TOTAL	\$11,701	\$1,490	\$40,429	\$3.10	\$53,620



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			
Malinowski & Sefcik, DDS Suite 100	2,182	12.60%	1/1/2026	12/31/2035	9.1 Years	Base	Current	\$3,546	\$42,549	\$19.50	-	15%	None	Gross
						-	-	-	-	-	-			
Chicago Dental Implants Suite 200	2,340	13.52%	3/1/2021	2/28/2031	4.2 Years	Base	Current	\$2,000	\$24,000	\$10.26	-	8%	2, 5-Year	Net
						-	3/1/2027	\$2,100	\$25,200	\$10.77	5%			
Midwest Respiratory Therapist Suite 300	2,411	13.93%	7/1/2026	6/30/2027	0.6 Years	Base	Current	\$3,817	\$45,809	\$19.00	-	16%	1, 5-Year	Modified
						-	-	-	-	-	-			
Notes: Tenant pays a fixed CAM charge of \$5 PSF annually in equal monthly installments during the term of their lease.														
Midwest Respiratory Therapist Suite 400	4,591	26.52%	7/1/2026	6/30/2031	4.6 Years	Base	Current	\$7,268	\$87,220	\$19.00	-	30%	1, 5-Year	Modified
						-	-	-	-	-	-			
Notes: Tenant pays a fixed CAM charge of \$5 PSF annually in equal monthly installments during the term of their lease.														
Professional Endodontics of Illinois Inc. Suite 500	2,145	12.39%	5/1/2024	4/30/2034	7.4 Years	Base	Current	\$2,817	\$33,805	\$15.76	-	12%	2, 5-Year	Gross
						-	5/1/2027	\$2,887	\$34,642	\$16.15	2.5%			
						-	5/1/2028	\$2,958	\$35,500	\$16.55	2.5%			
						-	5/1/2029	\$3,032	\$36,380	\$16.96	2.5%			
						-	5/1/2030	\$3,107	\$37,280	\$17.38	2.5%			
Pregnancy Resource Center Suite 600	3,644	21.05%	9/1/2023	8/31/2028	1.8 Years	Base	Current	\$4,783	\$57,393	\$15.75	2.5%	19%	1. 5-Year	Gross
						-	9/1/2027	\$4,892	\$58,705	\$16.11	2.3%			
Occupied	17,312	100%							\$292,492	\$16.90				
Vacant	-	-							-	-				
Total	17,312	100%							\$292,492	\$16.90				



100% OCCUPIED MEDICAL OFFICE | STABLE, SYNERGISTIC MEDICAL TENANCY

- Two original tenants remain at the property more than 20 years after development
- Three lease renewals completed in 2026, demonstrating ongoing tenant commitment to the asset
- New leases executed in 2023 and 2024 highlight continued demand from medical users
- 4.4-year weighted average lease term as of 12/1/2026, with leases extending through 2035
- Diversified tenant roster includes dental, oral surgery, endodontic, pulmonary, respiratory, sleep medicine, and women's healthcare providers
- Five of the six tenants offer 2-3% annual rental increases during the option periods

TENANTS WITH ESTABLISHED LOCAL MARKET PRESENCE

- Malinowski & Sefcik has served the Joliet community since 1983 and recently renewed through 2035
- Midwest Respiratory has operated since 2006 and maintains multiple locations throughout the southwest suburbs
- Professional Endodontics operates multiple Illinois locations and recently committed to the property through 2034
- Chicago Dental Implants operates multiple Chicagoland locations and specializes in high-barrier-to-entry oral surgery and implant services

LOCATED WITHIN ESTABLISHED HEALTHCARE CORRIDOR

- Surrounded by numerous complementary healthcare providers, including dental, orthopedic, ophthalmology, therapy, kidney care, imaging, and outpatient medical users
- Less than two miles from Saint Joseph Medical Center, a 489-bed regional hospital
- Location benefits from established healthcare referral patterns and patient convenience
- Concentration of surrounding medical users creates a proven healthcare destination within the Joliet market

HEAVILY TRAVELED | NEAR INTERSTATE 55

- Nearly 200ft of frontage along 129th Infantry Drive, which sees 8,100 vehicles per day
- 0.1 mile from Black Road, which sees 24,100 vehicles per day
- 2.7 miles from on/off ramp of Interstate 55, which sees 80,300 vehicles per day

EXTREMELY DENSE TRADE AREA WITH AN AFFLUENT POPULATION

- 12,376 residents within a one-mile radius and 82,548 residents within a three-mile radius
- 9,584 employees within a one-mile radius and 83,325 employees within a three-mile radius
- Average household income of \$105,855 within a five-mile radius

Chicago Dental Implants, Oral & Facial Surgery

4.7 ★ 336 GOOGLE REVIEWS

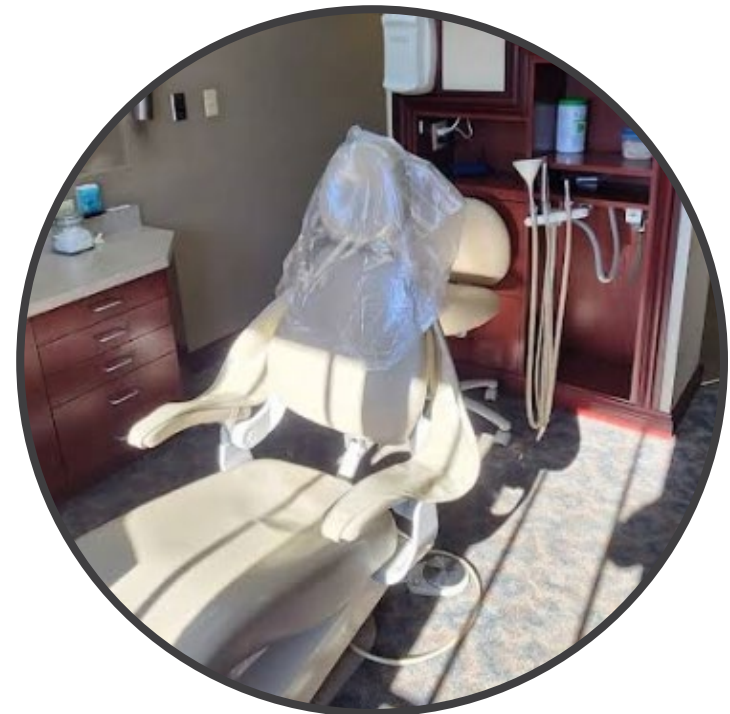
CHICAGODENTALIMPLANTS.COM

- » Specialty oral surgery practice focused on dental implants and full-mouth restoration procedures
- » Led by board-certified oral and maxillofacial surgeons
- » Offers dental implants, wisdom tooth removal, corrective jaw surgery, and facial reconstruction services
- » Operates 4 locations throughout the Chicago metropolitan area: Orland Park, Plainfield, Joliet, and Downers Grove
- » Utilizes advanced surgical techniques and continuing education to deliver specialized oral surgery and implant care
- » Joliet location maintains a 4.7-star Google rating based on 336 customer reviews

MALINOWSKI & SEFCIK

MALINOWSKISEFCIK.COM

- » Family dental practice serving the Joliet community since 1983
- » More than 40 years of providing comprehensive dental care
- » Offers general dentistry, dental implants, teeth whitening, and preventive care services
- » Led by experienced dentists Dr. James Malinowski and Dr. David Sefcik
- » Patient-focused practice emphasizing personalized, family-oriented care



Midwest Respiratory, Ltd.

4.8 ★ 639 GOOGLE REVIEWS

MIDWESTRESP.COM

- » Specialty medical practice focused on pulmonary, critical care, and sleep medicine
- » Treats COPD, asthma, lung cancer, sleep apnea, and other respiratory disorders
- » Founded in 2006
- » Operates 2 locations in the Southwest Chicago suburbs: Joliet and New Lenox
- » Joliet location maintains a 4.8-star Google rating based on 639 customer reviews



PROFESSIONAL ENDODONTICS OF ILLINOIS

4.9 ★ 158 GOOGLE REVIEWS

PROFENDOILLINOIS.COM

- » Specialty endodontic practice focused on root canal therapy and endodontic surgery
- » Utilizes advanced 3D imaging and microscope-assisted treatment technology
- » Operates 3 Illinois locations: Mount Prospect, Joliet, and Chicago Ridge
- » Joliet location maintains a 4.9-star Google rating based on 158 customer reviews





living|alternatives
pregnancy resource center

4.7 ★ 35 GOOGLE REVIEWS

PREGNANCYRESOURCECENTER.ORG

- » Nonprofit pregnancy resource center offering pregnancy testing, ultrasound exams, and support services
- » Provides no-cost pregnancy, parenting, and mentoring resources in a confidential setting
- » Offers pregnancy testing, ultrasound exams, STI/STD information, and support programs
- » Joliet locations maintains a 4.7-star rating based on 35 Google reviews
- » Operates 12 pregnancy resource center locations across Illinois and Indiana, including Bloomington, Champaign, Jacksonville, Joliet, Kankakee, Lincoln, Morris, Pekin, Frankfort, Kokomo, and Logansport



TENANT PROFILE

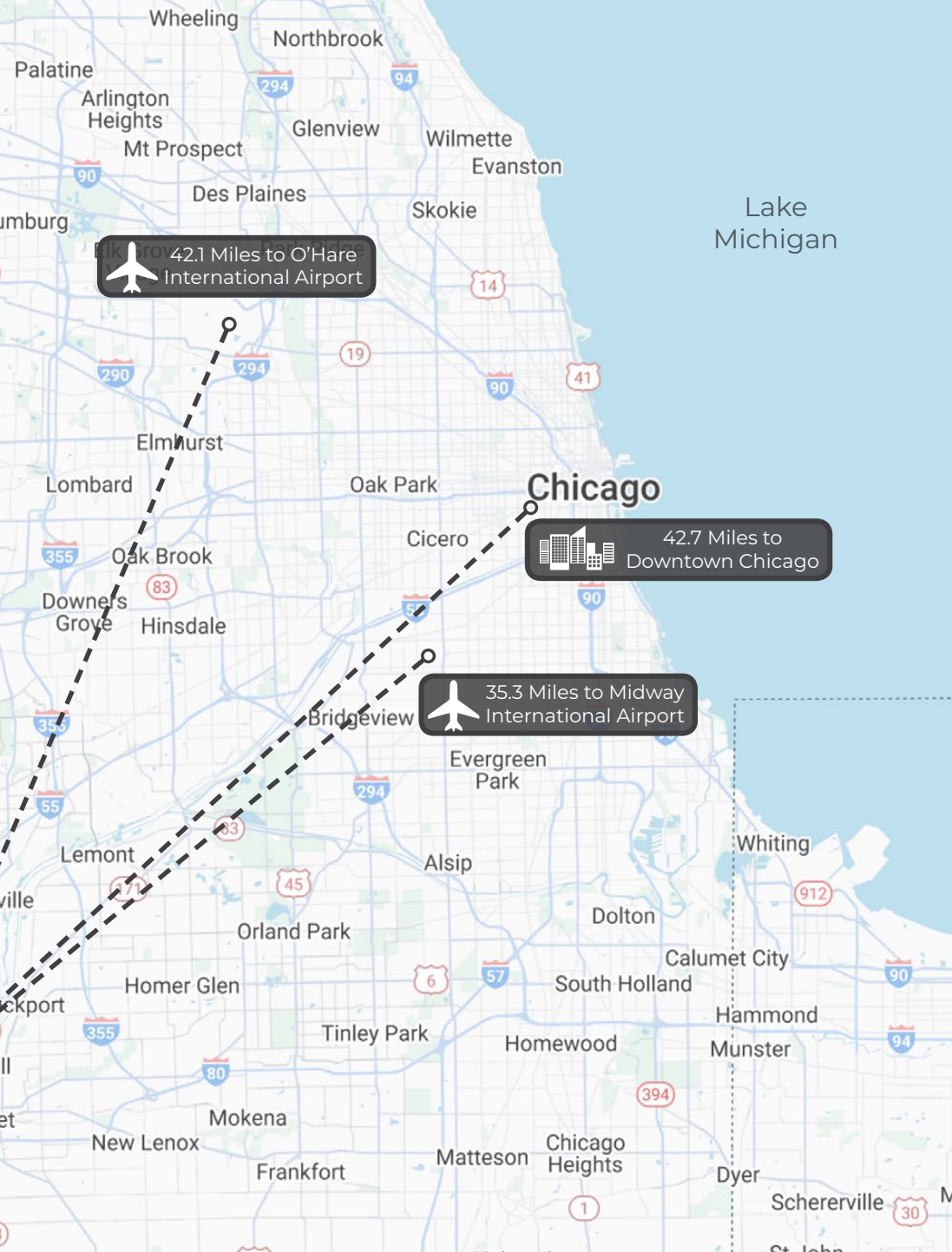
LOCATION OVERVIEW

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	12,460	82,803	182,325
2025 Estimate	12,376	82,548	181,294
Growth 2025 - 2030	0.68%	0.31%	0.57%
2010 Census	12,389	82,658	182,595
2020 Census	12,444	84,317	183,398
Growth 2010 - 2020	0.45%	2.01%	0.44%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	9,584	83,325	158,933

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$121,993	\$118,807	\$126,790
2025 Average HH Income	\$99,625	\$98,195	\$105,855



AERIAL



LOCATED IN WILL AND KENDALL COUNTIES | APART OF THE CHICAGO MSA

- County seat of Will County
- 35 miles southwest of Downtown Chicago
- 33.2 miles from Midway International Airport
- Third most populous city in Illinois

EASILY ACCESSIBLE

- Benefits from two major interstate highways (Interstate-8 and Interstate-55) and Route 66
- Served by two Metra Train lines
 - › Heritage Corridor Line had 337,399 passengers in 2025
 - › Rock Island District Main Line had 3.36 million passengers in 2025
- Home to the CenterPoint Intermodal Center, North America's largest inland port, served by Union Pacific and BNSF freight rail

ATTRACTIVE CITY INCENTIVES

- Offers numerous Tax Incremental Finance (TIF) Districts as well as small business incentives for non-TIF businesses
- Facade and property improvement, retail enhancement and go green reward programs
- Major development/redevelopment project assistance

MANY MAJOR ATTRACTIONS

- Historic downtown architecture
 - › Joliet has a rich diversity of architecture with 11,000 buildings built before 1950 and 2,000 built before 1900
- The Rialto Square Theater | Listed on the National Register of Historic Places
- Harrah's Casino & Hollywood Casino
- Joliet Slammers | Joliet's own pro baseball team
- Home to Chicagoland Speedway, a race track owned and operated by NASCAR | Hosts racing events such as NASCAR Cup Series and IndyCar Series

COLLEGE TOWN

- The University of St. Francis has two campus locations within the city serving 4,000 students annually
- Joliet Junior College | Six campuses serving 11,000 students annually

ABUNDANCE OF NEW DEVELOPMENTS

- 27 new developments built since 2023, including:
 - › 17 industrial facilities (distribution centers, warehouses, and manufacturing)
 - › 8 retail buildings
 - › 2 apartment complexes totaling 222 units
- 7 developments currently under construction as of 2025

**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

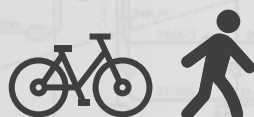
Bus and Train Rides.

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

CONFIDENTIALITY AGREEMENT

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- | | |
|---|---|
| 1) Treat all clients honestly | 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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