

HIGH PROFILE MIXED USE RETAIL AND RESIDENTIAL

ICHIDDO RAMEN HAS OVER 8 YEARS OF TERM REMAINING WITH 3% ANNUAL INCREASES



204 S WASHINGTON ST
NAPERVILLE, IL 60540

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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THE OFFERING

This mixed-use property is anchored by Ichido Ramen with 8.3 years remaining on its lease, 3% annual rent increases, and a five-year renewal option. Four apartment units above provide additional income on one-year terms. The asset sits at a signalized hard-corner on Washington Street, downtown Naperville's main entryway, with traffic counts exceeding 25,000 vehicles daily. Just 0.6 miles from the Metra BNSF Station and steps from the Riverwalk, the location benefits from heavy commuter and visitor traffic. Downtown Naperville is a premier regional destination, drawing millions of annual visitors. Recent city streetscape improvements further enhance the pedestrian and retail environment. The property is surrounded by affluent demographics, with an average household income of nearly \$200,000 within one mile and a dense population and employment base nearby.



\$2,920,000

LIST PRICE



7.25%

CAP RATE



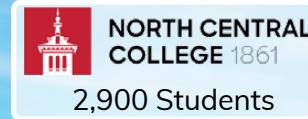
\$560.14

PRICE / SF



\$211,570

NET OPERATING INCOME



NORTH CENTRAL
COLLEGE 1861

2,900 Students



SUBJECT PROPERTY





204 S WASHINGTON ST
NAPERVILLE, IL 60540



\$2,920,000

LIST PRICE



7.25%

CAP RATE



\$560.14

PRICE / SF



\$211,570

NET OPERATING INCOME

FINANCIAL SUMMARY

| | |
|------------------------------|-----------------------|
| PRICE | \$2,920,000 |
| CAP RATE | 7.25% |
| Price/ SF | \$560.14 |
| Gross Leasable Area | 5,213 SF |
| Year Built | 1970 / 2021 |
| Lot Size | 0.07 Acres +/- |
| Parcel Numbers | 07-13-431-014-0000 |
| Parking | Public Street Parking |
| | |
| Current Rent | \$233,865 |
| Total Reimbursements | \$46,076 |
| Vacancy/Collection Allowance | (\$3,436) |
| Effective Gross Income | \$276,505 |
| Expenses | \$64,935 |
| | |
| NOI | \$211,570 |



PROPOSED FINANCING

| | | | |
|------------------------------|------------------|--|------------------|
| LTV | 70% | Debt Service | \$161,804 |
| Interest Rate Amortization | 6.25% 25 Years | Debt Coverage Ratio | 1.31 |
| Down Payment | \$876,000 | Net Cash Flow After Debt Services Return % | \$49,766 5.68% |
| First Trust Deed/Mortgage | \$2,044,000 | Principal Reduction | \$35,046 |
| | | Total Return Return % | \$84,813 9.68% |

CASH FLOW YR 1 - STARTING 3/1/2026

| BASE RENT | CURRENT | PER SF |
|-----------------------------|------------------|----------------|
| Occupied Space | \$233,865 | \$44.86 |
| Available Space | - | - |
| Gross Potential Rent | \$233,865 | \$44.86 |

Expense Reimbursements

| | | |
|-------------------------------------|-----------------|---------------|
| Real Estate Taxes | \$30,592 | \$5.87 |
| Insurance | \$2,527 | \$0.48 |
| CAM | \$6,750 | \$1.29 |
| Management Fee | \$6,207 | \$1.19 |
| Total Expense Reimbursements | \$46,076 | \$8.84 |

| | | |
|-------------------------------|------------------|----------------|
| Gross Potential Income | \$279,941 | \$53.70 |
| Vacancy/Collection Allowance | (\$3,436) | (\$0.66) |
| Effective Gross Income | \$276,505 | \$53.04 |

| | | |
|-----------------------|-----------------|----------------|
| Expenses | | |
| Real Estate Taxes | \$40,790 | \$7.82 |
| Insurance | \$3,369 | \$0.65 |
| CAM | \$12,500 | \$2.40 |
| Management Fee | \$8,276 | \$1.59 |
| Total Expenses | \$64,935 | \$12.46 |

| | | |
|-----------------------------|------------------|----------------|
| NET OPERATING INCOME | \$211,570 | \$40.59 |
|-----------------------------|------------------|----------------|



| CAM | CURRENT | PER SF |
|------------------|-----------------|---------------|
| Retail | \$3,000 | \$0.58 |
| Multifamily | \$4,500 | \$0.86 |
| Trash | \$5,000 | \$0.96 |
| TOTAL CAM | \$12,500 | \$2.40 |

CAM
BREAKDOWN

EXPENSE REIMBURSEMENTS

| TENANT | TAXES | INSURANCE | CAM | MGMT FEE | PSF | GROSS INCOME |
|---------------|-----------------|----------------|----------------|----------------|---------------|-----------------|
| Ichiddo Ramen | \$30,592 | \$2,527 | \$6,750 | \$6,207 | \$17.63 | \$46,076 |
| 1BR/1BT Apt | - | - | - | - | - | - |
| 1BR/1BT Apt | - | - | - | - | - | - |
| 1BR/1BT Apt | - | - | - | - | - | - |
| 1BR/1BT Apt | - | - | - | - | - | - |
| TOTAL | \$30,592 | \$2,527 | \$6,750 | \$6,207 | \$8.84 | \$46,076 |



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 | | | | |
| Ichiddo Ramen Ground Floor | 2,613 | 50.12% | 4/1/2024 | 5/31/2034 | 8.3 Years | Base | Current | \$13,424 | \$161,091 | \$61.65 | - | 70% | 1, 5-Year | NN | |
| | | | | | | - | 4/1/2026 | \$13,793 | \$165,521 | \$63.35 | 3% | | | | |
| | | | | | | - | 4/1/2027 | \$14,173 | \$170,073 | \$65.09 | 3% | | | | |
| | | | | | | - | 4/1/2028 | \$14,562 | \$174,750 | \$66.88 | 3% | | | | |
| | | | | | | - | 4/1/2029 | \$14,963 | \$179,555 | \$68.72 | 3% | | | | |
| 1BR/1BT Apt Unit #1, 2nd Flr | 650 | 12.47% | 9/1/2023 | TBD | - | Base | Current | \$1,452 | \$17,425 | \$26.81 | - | 8% | - | - | |
| 1BR/1BT Apt Unit #2, 2nd Flr | 650 | 12.47% | 6/1/2023 | TBD | - | Base | Current | \$1,435 | \$17,225 | \$26.50 | - | 7% | - | - | |
| 1BR/1BT Apt Unit #3, 2nd Flr | 650 | 12.47% | 8/1/2023 | TBD | - | Base | Current | \$1,392 | \$16,700 | \$25.69 | - | 7% | - | - | |
| 1BR/1BT Apt Unit #4, 2nd Flr | 650 | 12.47% | 8/1/2023 | TBD | - | Base | Current | \$1,447 | \$17,363 | \$26.71 | - | 8% | - | - | |
| Note: Apartment units are on one-year lease terms. | | | | | | | | | | | | | | | |
| Occupied | 5,213 | 100% | | | | | | | | | | \$233,865 | \$44.86 | | |
| Vacant | - | - | | | | | | | | | | - | - | | |
| Total | 5,213 | 100% | | | | | | | | | | \$233,865 | \$44.86 | | |

MIXED-USE RETAIL AND RESIDENTIAL BUILDING IN DOWNTOWN NAPERVILLE

- Ichiddo Ramen is located on the ground floor
 - › Has 8.3 years of term remaining with 3% annual rental increase
 - › One, five-year renewal option
- 4 apartment units located on the second floor | All under one-year lease terms

SIGNALIZED HARD-CORNER INTERSECTION | HIGHLY VISIBLE AND ACCESSIBLE

- Positioned on Washington Street, the main street into downtown Naperville
- Located at the intersection of S Washington St and E Jefferson Ave which sees a combined traffic volume of 25,200 vehicles per day
- As of October 2024, the city completed two phases of streetscape improvements along Washington Street in downtown Naperville
 - › Which included: wider sidewalks, more trees and plantings, complete road reconstruction, updated street furniture, light fixtures and additional outdoor amenity areas for businesses
- 0.6 miles from Naperville Metra Station | The BNSF Line had 7,376,419 passengers in 2024
- Minutes walk to the Naperville Riverwalk

REGIONAL DOWNTOWN DESTINATION

- Located in the heart of downtown Naperville which is estimated to receive millions of annual visitors
 - › The Naperville Settlement alone draws 300,000+ visitors annually
 - › In a 2030 planning document, the city noted that half of downtown visitors come from outside of Naperville, which points to its strength as a regional destination
- Downtown Naperville has hundreds of stores and spas, businesses and dining

EXTREMELY AFFLUENT, DENSE DEMOGRAPHICS

- Average household income of \$198,589 within a 1-mile radius
- 93,131 people live and 138,488 people work within a three-mile radius



ICHIDDO.COM

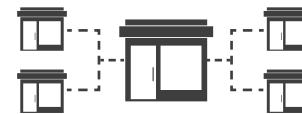
- » Authentic Japanese ramen restaurant
- » Diverse menu featuring ramen with beef, chicken, and seafood charsiu, plus donburi, fried rice, stir-fried ramen, appetizers, and beverages
- » Fully customizable ramen with 15+ topping options
- » 22 locations nationwide, with 3 more opening soon
- » Presence in MN, NY, IL, WI, TN, FL, and IN
- » Naperville location rated 4.5 stars on Google (141 reviews)
- » Headquartered in Minnesota



22+
Locations

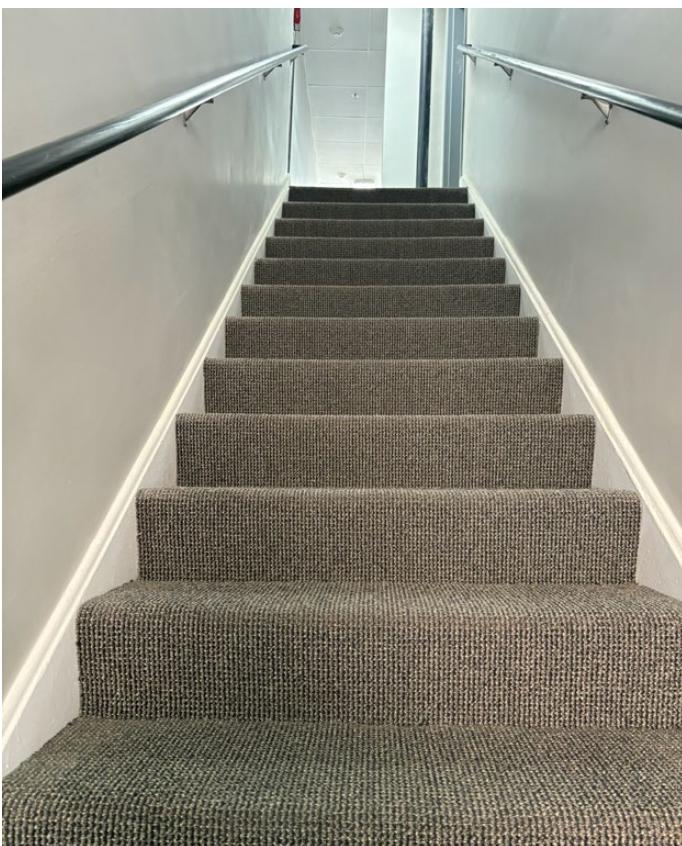


National
Tenant

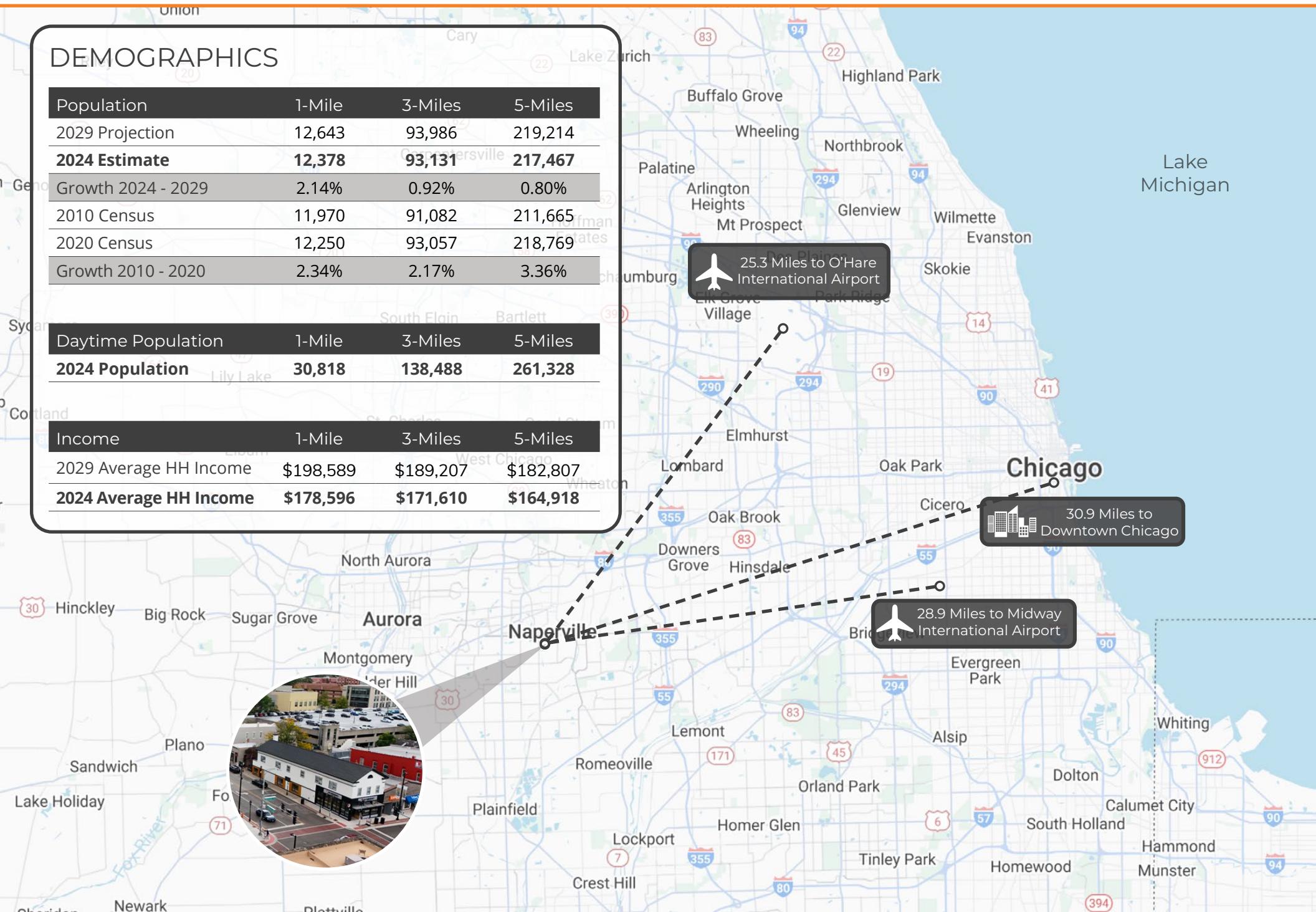


Expanding
Tenant





LOCATION OVERVIEW



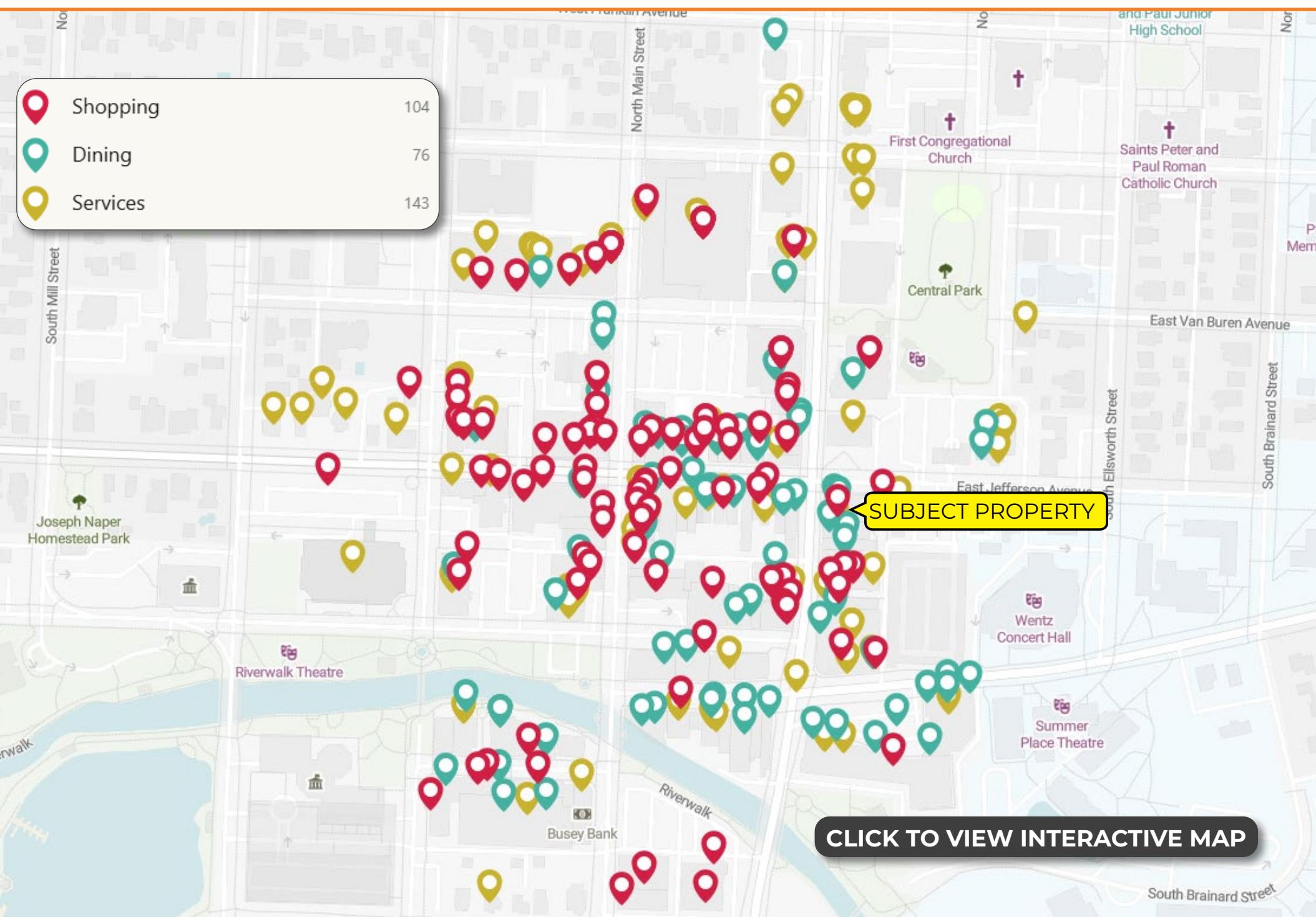
AERIAL



AERIAL



INTERACTIVE MAP



CLICK TO VIEW INTERACTIVE MAP

PUBLIC PARKING



Available On-Street Parking

- 15 Minute Parking
- 30 Minute Parking
- 2 Hour Parking
- 4 Hour Parking
- ADA Parking
- Motorcycle Parking
- Multi-Use Loading Zone
- Truck Loading Zone

* On-street parking spaces on map only represent those located within the CIM area.

Available Off-Street Parking

Public Parking Lots:

Central Park Lot (26 Spaces)
 Court Place/Concert Lane (79 Spaces)
 Nichols Lot (130 Spaces)
 Paw Paw Lot (119 Spaces)
 Riverview Lot (48 Spaces)
 Riverwalk Lot (24 Spaces)
 Van Buren Lot (114 Spaces)

Public Parking Garages:

Central Parking Facility (553 Spaces)
 Municipal Center Facility (357 Spaces)
 Van Buren Parking Facility (792 Spaces)
 Water St. Parking Facility (520 Spaces)

PUBLIC PARKING IS FREE IN DOWNTOWN NAPERVILLE

Over 2,000 public parking spaces spread across four parking garages and several surface lots, though specific space counts vary by lot and garage. The four public parking garages are the Central Parking Facility, Municipal Center Facility, Van Buren Parking Facility, and Water St. Parking Facility.

THIRD LARGEST TOWN IN ILLINOIS AND PART OF THE CHICAGO METROPOLITAN STATISTICAL AREA (MSA)

- 28 miles west of Chicago

AWARD WINNING CITY | NAMED THE 2025 BEST CITY TO LIVE IN AMERICA BY NICHE.COM

- Niche.com also named Naperville the “Best City to Buy a House in America in 2025”
- District 203 & District 204 continually rank among the top five school districts in Illinois
- Ranked on Money Magazine’s prestigious “Best Places to Live” list nine times since 2004
- Named the “Safest City in America” by MoneyGeek (2021)
- Ranked number one on SafeWise’s “America’s Safest Cities to Raise a Child (2020)”

LOW TAXES

- Predictable taxes | Naperville’s property taxes have stayed fairly consistent throughout the years
- Naperville boasts one of the lowest sales tax rates in the Chicago suburbs at 7.75 percent

MANY CITY BUSINESS INCENTIVES

- Industrial revenue bonds, energy grants and the Economic Development for a Growing Economy Tax Credit Program (EDGE) give businesses the support they need to thrive

EASILY ACCESSIBLE

- 25 miles from O’Hare International Airport and 30 miles from Midway International Airport
- Features two Metra stations, as well as, Amtrak services
 - The BNSF Metra line had 7,376,419 passengers in 2024, up 19.64% from 2023
- Served by Pace Bus services

HOME TO TOP-RANKED BUSINESSES AND ORGANIZATIONS

- Awarded the Well Workplace Award by Well City USA and has been named in the “Top Earning Towns” listing by Money Magazine two times
- Top employers include Edward Hospital & Health Services with 4,940 employees, Indian Prairie School District with 3,130, Nokia with 3,000, Naperville District 203 with 2,531, Nicor Gas with 2,140, BP with 1,800, Nalco with 1,300, and many more

“AAA” RATING BY STANDARD & POOR’S CONSISTENTLY FOR EVERY DEBT OFFERING SINCE 1994

COLLEGE TOWN

- North Central College | Nearly 3,000 students
 - 625 employees
 - Ranked number 19 in “Regional Universities Midwest” and number 28 in “Best Value Schools” by U.S. News & World Report
 - One of Princeton Review’s 2024 “Best Regional Colleges”

NAPERVILLE OFFERS MANY UNIQUE SHOPPING DESTINATION

- Fox Valley Mall attracts 4.4 million annual visitors
 - › Ranked in the top 5% of shopping centers in Illinois
 - › Notable tenants include Macy's, JCPenney, Victoria's Secret & PINK, GameStop, Express, KAY Jewelers, and many more
- Downtown Naperville: Recognized as one of the most popular destinations in the Midwest
 - › Over 150 stores including unique family-owned shops, nationally recognized retailers, distinctive restaurants, and a picturesque riverwalk
- Naperville Crossings attracts 3.2 million annual visitors
 - › Ranked in the top 10% of shopping centers in Illinois
 - › Notable tenants include Aldi, Panera, Dave's Hot Chicken, Crumbl Cookies, Bar Louie, Orangetheory Fitness and many more
- Odgen Avenue and Route 59 are also major retail thoroughfares in Naperville, attracting millions of shoppers each year

ABUNDANCE OF NEW RETAIL DEVELOPMENTS

- Fox Valley Mall is undergoing major redevelopments (see next page for more details)
- Six retail buildings currently under construction along the Route 59 retail corridor
 - › Yard House | 9,000 square foot restaurant
 - › Stans Donut | 2,400 square foot fast food restaurant
 - › The Cheesecake Factory | 8,500 square foot restaurant
 - › Three multi-tenant retail buildings totaling over 35,000 square foot of new retail space
- Edward-Elmhurst Cardio Center | A 71,000 square foot hospital currently under construction
- Walter E. Smithe Furniture & Design | A 12,272 square foot freestanding retail building built in 2024
- Shake Shack | A 3,450 square foot retail restaurant built in 2025
- Freddy's | A 3,200 square foot retail restaurant built in 2024
- Scooter's Coffee | A 677 square foot retail restaurant built in 2024



(GRADES FROM NICHE.COM)

Economic Strength & Business Climate

#19 in the World

Largest Economy

— If Illinois were a country

#2 in the Nation

Corporate Investments

664 business expansions or relocations in 2024

#4 in the Nation

Access to Capital

— Up from #6 in 2023

#6 in the Nation

Tech & Innovation

— Up from #14 in 2023

Infrastructure & Transportation

#1 in the Midwest

Transportation & Warehousing Infrastructure

#4 in the Nation

Transportation & Warehousing Infrastructure

Workforce & Population

#3 in the Nation

Population Size

#1 in the Midwest

Workforce Development

Home to over
30 Fortune 500
Companies

As well as, 2,000+ international industry leaders, 1,900 major corporate headquarters and 1.2 million small businesses.



WHY ILLINOIS

5th Highest GDP in the Nation (2024)

\$1.1 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1 trillion in annualized economic activity; the fifth highest GDP in the nation.



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago
Northwestern University #6, University of Chicago #11, University of Illinois #33 for Top National Universities by U.S. News (2025)

Illinois 2024 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- EDGE & REV incentivized investments surged by \$2 billion, reaching nearly \$5 billion since 2023. New jobs quadrupled, from 3,000 to 12,800, including 4,100 directly from these programs.
- State incentive programs doubled corporate investments from \$6.3 billion in 2023 to \$12.5 billion in 2024.
- Clean energy investments doubled from \$2 billion to \$4 billion, with growth in key sectors such as quantum computing, tourism, and exports.



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian (\$1.5B) and Avina Clean Hydrogen (\$820M) invested in EV and sustainable aviation fuel production.
- Wiegel Tool Works, Crysalis Biosciences, Ymer Technology, and Bedrock Materials expanded operations in Illinois.
- Wieland Rolled Products (\$500M) and Voortman Steel Machinery strengthened Illinois' advanced manufacturing sector.
- PsiQuantum's MICRO Act partnership will create a \$20B quantum computing hub in Chicago.



TOURISM & EXPORT RECORDS

- Illinois had record-breaking export sales of \$78.7 billion in 2023, ranking #1 in the Midwest & #5 in the U.S..
- FY24 hotel tax revenue reached \$321.5 million, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed 112 million visitors in 2023, generating \$47 billion in spending—a \$3 billion increase from 2022.
- International tourism surged 39%, with 2.16 million visitors spending \$2.7 billion in 2023, a 47% increase from the previous year.



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Recompete Pilot Program finalists.
- iFAB Regional Tech Hub (Decatur & Champaign) is one of 12 federally funded tech hubs.
- The Bloch Quantum Tech Hub expected to generate \$60 billion in economic impact.
- Current (Chicago-area water innovation hub) received up to \$160 million in NSF funding for Great Lakes ReNEW Innovation Engine.

THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE' IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST

#1

U.S. Metro for corporate relocations for 12th Consecutive Year

30 Relocations
110 Expansions

145,545

Graduates and secondary program finishers in the Chicago metro area in 2023

255,967

Businesses in the Chicago metro area, the

4th

most in the U.S.

3rd

Largest supply in labor in the U.S.

On average, 4.76M people were employed throughout 2024 — the highest level seen since at least 1990

1.2B sqft

Chicago industrial real estate market, the largest in the United States

\$4.32B

Growth capital raised by Chicagoland startups in 2024

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was \$886B in 2024.

Chicagoland area is growing, adding 70,762 people between 2023 and 2024 — **the ninth most among metro areas**. 9.46 million people live in the MSA (Census 2020).



O'Hare International Airport is the **10th Busiest Airport in the World & Most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 8 for passengers with more than 80 million passengers. \$295 billion in trade value flowed through O'Hare in 2024 (3rd largest port by value).

Plus, Chicago is home to **Midway International Airport** with 22 million passengers.

10

Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

450M

Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nations Largest Public Transportation System**

Chicago Union Station is the nation's

3rd busiest station

overall, and it is Amtrak's 4th busiest



Chicago's MSA, is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 11 million bike and scooter trips in 2024. The city has 303 miles of bike lanes and 19 miles of lakefront bicycle paths.

FORTUNE 500 COMPANIES PER 1 MILLION PEOPLE

| MSA | RANK |
|---|----------|
| Minneapolis-St. Paul-Bloomington, MN-WI | 1 |
| San Francisco-Oakland-Hayward, CA | 2 |
| Pittsburgh, PA | 3 |
| Chicago-Naperville-Elgin, IL-IN-WI | 4 |
| Denver-Aurora-Lakewood, CO | 5 |
| Houston-The Woodlands-Sugar Land, TX | 6 |
| New York-Newark-Jersey City, NY-NJ-PA | 7 |
| Cincinnati, OH-KY-IN | 8 |

PER CAPITA PERSONAL INCOME

| MSA | INCOME | RANK |
|--|-----------------|----------|
| San Francisco-Oakland-Berkeley, CA | \$111,050 | 1 |
| Boston-Cambridge-Newton, MA-NH | \$85,724 | 2 |
| New York-Newark-Jersey City, NY-NJ-PA | \$82,322 | 3 |
| Seattle-Tacoma-Bellevue, WA | \$80,420 | 4 |
| Washington-Arlington-Alexandria, DC-VA-MD-WV | \$76,771 | 5 |
| Denver-Aurora-Lakewood, CO | \$69,822 | 6 |
| Los Angeles-Long Beach-Anaheim, CA | \$69,805 | 7 |
| Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | \$69,705 | 8 |
| Chicago-Naperville-Elgin, IL-IN-WI | \$67,671 | 9 |
| Minneapolis-St. Paul-Bloomington, MN-WI | \$67,214 | 10 |
| Baltimore-Columbia-Towson, MD | \$66,695 | 11 |
| San Diego-Chula Vista-Carlsbad, CA | \$66,266 | 12 |
| Austin-Round Rock-Georgetown, TX | \$64,913 | 13 |

COST OF LIVING INDEX

| CITY | INDEX | RANK |
|---------------------------|--------------|-----------|
| St. Louis MO-IL | 85 | 1 |
| San Antonio TX | 89.3 | 2 |
| Cedar Park TX | 90.5 | 4 |
| Houston TX | 91.7 | 5 |
| Conroe TX | 93.6 | 6 |
| Salisbury NC | 94.9 | 7 |
| Denver CO | 110 | 26 |
| Plano TX | 112.3 | 27 |
| Middlesex-Monmouth NJ | 114.2 | 28 |
| Morristown NJ | 114.6 | 29 |
| Sacramento CA | 118.2 | 30 |
| Bergen-Passaic NJ | 119.9 | 31 |
| Miami-Dade County FL | 120.4 | 32 |
| Chicago IL | 126.4 | 33 |
| Portland OR | 127.4 | 34 |
| Alexandria VA | 143.5 | 35 |
| San Diego CA | 144.7 | 36 |
| New York (Queens) NY | 145.5 | 37 |
| Arlington VA | 147.1 | 38 |
| Seattle WA | 150.7 | 39 |
| Boston MA | 150.8 | 40 |
| Los Angeles-Long Beach CA | 151.9 | 41 |
| Washington DC | 158.8 | 42 |
| New York (Brooklyn) NY | 174.9 | 43 |
| San Francisco CA | 184.2 | 44 |
| New York (Manhattan) NY | 237.8 | 45 |

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

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

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

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

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

WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Confidential information that Broker may know about a client, without that client's permission.
- 2) The price the seller will take other than the listing price without permission of the seller.
- 3) The price the buyer is willing to pay without permission of the buyer.
- 4) A recommended or suggested price the buyer should offer.
- 5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: _____ DATE: _____

BUYER: _____ DATE: _____

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: _____ DATE: _____

NO REPRESENTATION IS MADE BY BROKER AS TO THE LEGAL OR TAX EFFECT OR VALIDITY OF ANY PROVISION OF THIS DOCUMENT. BROKER IS NOT QUALIFIED TO GIVE ADVICE ON LEGAL OR TAX MATTERS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.



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**SHARKO | WEISENBECK | MENDOZA
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