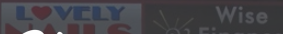
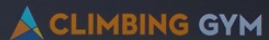


VALUE ADD GROCERY ANCHORED RETAIL CENTER

BLOOMINGTON COMMONS - 1701 EAST EMPIRE STREET, BLOOMINGTON, ILLINOIS 61704

SCHNUCKS GROCERY STORE 115 UNIT OPERATOR | 8,251 SF OF VACANT SPACE FOR UPSIDE INCOME | 8.0% CAP RATE ON IN PLACE INCOME



Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA
GROUP



National
Tenants



Grocery
Anchored



Large
Lot



College
Town



Highly
Populated

INVESTMENT HIGHLIGHTS FOR BLOOMINGTON COMMONS

- **Schnucks, a Regional Grocer, has Been at the Center Since 1989 | Operates 115 Locations**
 - Schnucks Most Recent Extension was for a 10 Year Firm Term
 - Operating Under a Very Low \$5.00 Base Rental Rate
 - Schnucks is the 14th Largest Privately-Owned Grocer (Forbes)
 - › \$3.2 Billion in Revenue in 2023
- **Bloomington Commons is Home to Various National Tenants**
 - National Tenants Include Barnes & Noble, The UPS Store, Kumon Math & Reading Center, Chuck E. Cheese, and H&R Block
 - Bloomington Commons had 1.9 Million Visits in the Last 12 Months (Placer.ai)
 - Proving Ground Boulderling Gym Recently Relocated to the Center
 - Barnes & Noble is Rebranding this Location with A New Sign With the New Logo
 - Barnes & Noble has a Starbucks Café Located Inside the Store
 - Opportunity to Add Value Through Leasing Two Vacant Suite and Developing Outlot (Up to 10,000 SF)
- **Current Outlots Include Three National Tenants (Not Included) | Olive Garden, Texas Roadhouse, and JoAnn Fabrics**
 - JoAnn Fabrics and Texas Roadhouse Recently Moved into New Construction Buildings on the Development and Olive Garden Extended Their Lease | All Showing Commitment to the Market
- **Situated on a Heavily Traveled, Stoplight Intersection | One of the Busiest Intersections in the Submarket**
 - Hard Corner Intersection of East Empire Street and Veterans Parkway Which Sees Over 61,000 Vehicles per Day
 - Extremely Large Parking Lot | Approximately 700 Surface Spaces
- **Adjacent to Eastland Mall | Bloomington-Normal's Only Indoor Shopping Center**
 - Notable Tenants Include Kohl's, Planet Fitness, Ulta Beauty, Bath and Body Works, Finish Line, Buckle, and More
 - › 2.5 Million Visits in the Last 12 Months (Placer.ai)
 - Less than One Mile from the State Farm Insurance Corporate Headquarters | 15,000 Employees
 - Located 3.3 Miles from Illinois State University | 20,600 Students
- **Partial Responsibility of Roof | Majority of Roof has 10 Year Warranty**
 - Schnucks is 100% Responsible for Maintenance and Replacement of Their Roof
 - 10 Year Warranty on 29,200 SF of Roof Until December 2027 | Remainder of Roof is in Good Condition
- **Dense, Populated Area**
 - 129,705 People Live Within Five Miles
 - 125,772 People Work Within Three Miles





Party City

Game Stop

State Farm
 Corporate Headquarters
 15,000 Employees

OSF HEALTHCARE
 OSF St. Joseph
 Medical Center | 149
 Beds

Old Rte 66
38,900 VPD

Subject Property



Subject Property

Eastland Mall | 768,862 SF
KOHL'S
FINISH LINE
OLD NAVY

ULTA
 BEAUTY

Old Rte 66
38,900 VPD

E Empire St
19,400 VPD

Bandana's
 SMELL THAT SMOKE

Central Illinois
Regional Airport at
Bloomington-Normal



Subject Property





BLOOMINGTON COMMONS
 1701 EAST EMPIRE STREET
 BLOOMINGTON, ILLINOIS 61704



\$13,880,000

LIST PRICE



8.00%

CAP RATE



\$104.39

PRICE / SF



\$1,110,477

NET OPERATING INCOME

Price	\$13,880,000
Cap Rate	8.00%
Price/ SF	\$104.39
Gross Leasable Area	132,966 SF
Year Built	1971
Lot Size	12.66 Acres +/-
Parcel Numbers	21-02-201-017
Parking	700 Surface Spaces +/-
Current Rent	\$1,195,947
Total Reimbursements	\$470,701
Vacancy/Collection Allowance	(\$129,365)
Effective Gross Income	\$1,673,464
Expenses	\$562,987
NOI	\$1,110,477

FINANCIAL SUMMARY

PROPOSED FINANCING

LTV	70%	Debt Coverage Ratio	1.44
Interest Rate Amortization	6.25% 25 Years	Net Cash Flow After Debt Services Return %	\$341,355 8.20%
Down Payment	\$4,164,000	Principal Reduction	\$166,590
First Trust Deed/Mortgage	\$9,716,000	Total Return Return %	\$507,945 12.20%
Debt Service	\$769,122		

CASH FLOW YR 1 - STARTING 4/1/2025

Base Rent	Current	Per SF
Occupied Space	\$1,195,947	\$9.59
Available Space	\$129,365	\$15.68
Gross Potential Rent	\$1,325,312	\$9.97
Additional Income		
Sign Income	\$2,400	\$0.02
Other Income	\$4,416	\$0.03
Total Additional Income	\$6,816	\$0.05
Expense Reimbursements		
Real Estate Taxes	\$221,690	\$1.67
Insurance	\$23,928	\$0.18
CAM	\$160,332	\$1.21
Management Fee	\$37,112	\$0.28
Administrative Fee	\$27,639	\$0.21
Total Expense Reimbursements	\$470,701	\$3.54
Gross Potential Income	\$1,802,829	\$13.56
Vacancy/Collection Allowance	(\$129,365)	(\$0.97)
Effective Gross Income	\$1,673,464	\$12.59
Expenses		
Real Estate Taxes	\$287,515	\$2.16
Insurance	\$30,868	\$0.23
CAM	\$188,400	\$1.42
Management Fee	\$50,204	\$0.38
Non-Reimbursable Utilities	\$6,000	\$0.05
Total Expenses	\$562,987	\$4.23
Net Operating Income	\$1,110,477	\$8.35

CAM	Current	Per SF
Repairs (Non-Building)	\$75,526	\$0.57
Snow Ice Removal	\$34,792	\$0.26
Landscaping	\$27,062	\$0.20
Water/Sewer	\$18,531	\$0.14
Electricity	\$14,586	\$0.11
Repairs (Building Less Roof)	\$9,520	\$0.07
Fire Protection	\$3,915	\$0.03
Miscellaneous Costs	\$3,281	\$0.02
Pest Control	\$780	\$0.01
Building Roof Repairs	\$408	\$0.00
Total CAM	\$188,400	\$1.42



REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	Administrative Fee	PSF	Gross Income
Barnes & Noble	-	-	-	-	-	-	-
Schnucks Markets	\$148,768	\$15,147	\$74,259	\$19,192	\$15,708	\$3.97	\$273,073
Proving Ground Bouldering Gym, LLC	\$24,218	\$2,015	\$12,297	\$4,073	\$1,839	\$3.97	\$44,442
Kumon Math & Reading Center	\$7,386	\$752	\$3,950	\$1,242	\$841	\$4.15	\$14,172
Vacant	-	-	-	-	-	-	-
Chiro One	\$5,203	\$530	\$3,027	-	\$303	\$3.77	\$9,062
Wise Financial	\$2,556	\$260	\$1,367	\$430	\$291	\$4.15	\$4,904
Lovely Nails	\$2,595	\$331	\$1,388	\$436	\$295	\$4.20	\$5,045
Vacant	-	-	-	-	-	-	-
UPS Store	\$3,460	\$488	\$2,437	\$806	\$49	\$4.52	\$7,239
H&R Block	\$5,882	\$599	\$2,988	-	\$448	\$3.65	\$9,916
Chuck E Cheese	\$21,623	\$2,202	\$13,810	\$4,727	\$2,693	\$4.51	\$45,055
JoAnn Fabric	-	\$901	\$28,097	-	\$2,810	-	\$31,808
Olive Garden	-	\$376	\$9,258	\$3,309	\$1,294	-	\$14,237
Texas Road House	-	\$329	\$7,456	\$2,896	\$1,068	-	\$11,748
Total	\$221,690	\$23,928	\$160,332	\$37,112	\$27,639	\$3.54	\$470,701



RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	Increase			
Barnes & Noble Retail, Suite 200	22,191	16.69%	6/1/1994	6/30/2028	34 Years	Base	Current	\$33,333	\$400,000	\$18.03	-	30%	None	Gross
						-	-	-	-	-	-			
Schnucks Markets Retail, Suite 210	68,800	51.74%	9/1/1989	12/31/2029	40 Years	Base	Current	\$28,667	\$344,000	\$5.00	-	26%	4, 5-Year	Net
						Option 1	1/1/2030	\$31,533	\$378,400	\$5.50	10%			
						Option 2	1/1/2035	\$34,400	\$412,800	\$6.00	9%			
						Option 3	1/1/2040	\$37,267	\$447,200	\$6.50	8%			
						Option 4	1/1/2045	\$40,133	\$481,600	\$7.00	8%			
Notes: Tenant is responsible for their own roof repairs, maintenance, and replacement														
Proving Ground Bouldering Gym Retail, Suite 220	11,200	8.42%	8/7/2024	8/31/2029	5 Years	Base	Current	\$8,867	\$106,400	\$9.50	-	8%	1, 5-Year	Net
						Option 1	9/1/2029	\$9,753	\$117,040	\$10.45	10%			
Kumon Math & Reading Center Retail, Suite 300	3,416	2.57%	6/1/2025	5/31/2035	10 Years	Base	Current	\$3,701	\$44,408	\$13.00	-	3%	2, 5-Year	Net
						-	6/1/2030	\$3,985	\$47,824	\$14.00	8%			
Vacant Retail, Suite 305	6,651	5.00%	-	-	-	Base	Current	\$8,314	\$99,765	\$15.00	-	8%	-	Net
						-	-	-	-	-	-			
Notes: Model uses a rent assumption for vacant space.														
Chiro One Retail, Suite 320	2,406	1.81%	12/5/2019	9/30/2029	10 Years	Base	Current	\$4,135	\$49,624	\$20.62	-	4%	2, 5-Year	Net
						Option 1	10/1/2029	\$4,549	\$54,586	\$22.69	10%			
						Option 2	10/1/2034	\$5,004	\$60,045	\$24.96	10%			

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	Increase			
Wise Financial Retail, Suite 330	1,182	0.89%	10/29/2018	10/31/2028	10 Years	Base	Current	\$1,794	\$21,524	\$18.21	-	2%	None	Net
						-	11/1/2025	\$1,811	\$21,737	\$18.39	1%			
						-	11/1/2026	\$1,829	\$21,950	\$18.57	1%			
						-	11/1/2027	\$1,848	\$22,174	\$18.76	1%			

Lovely Nails Retail, Suite 340	1,200	0.90%	9/29/2008	1/31/2031	22 Years	Base	Current	\$2,150	\$25,800	\$21.50	-	2%	1, 3-Year	Net
						-	2/1/2029	\$2,200	\$26,400	\$22.00	2%			
						Option 1	2/1/2031	\$2,200	\$26,400	\$22.00	0%			

Vacant Retail, Suite 350	1,600	1.20%	-	-	-	Base	Current	\$2,467	\$29,600	\$18.50	-	2%	-	Net
						-	-	-	-	-	-			

Notes: Model uses a rent assumption for vacant space.

UPS Store Retail, Suite 360	1,600	1.20%	4/1/2003	7/31/2027	24 Years	Base	Current	\$3,078	\$36,938	\$23.09	-	3%	None	Net
						-	8/1/2025	\$3,140	\$37,677	\$23.55	2%			
						-	8/1/2026	\$3,203	\$38,430	\$24.02	2%			

Notes: CAM is fixed except for snow which is PRS with a 15% admin fee.

H&R Block Retail, Suite 370	2,720	2.05%	10/1/2002	4/30/2027	25 Years	Base	Current	\$4,306	\$51,672	\$19.00	-	4%	None	Net
						-	-	-	-	-	-			

Notes: Tenant has one month of reduced rent in May of 2025. Tenant is scheduled to pay \$2,153 in base rent for that month.

Chuck E Cheese Retail, Suite 380	10,000	7.52%	7/29/2002	7/31/2029	27 Years	Base	Current	\$9,583	\$115,000	\$11.50	-	9%	2, 5-Year	Net
						Option 1	8/1/2029	\$11,667	\$140,000	\$14.00	22%			
						Option 2	8/1/2034	\$12,833	\$154,000	\$15.40	10%			

Occupied	124,715	94%						\$1,195,947	\$9.59				
Vacant	8,251	6%						\$129,365	\$15.68				
Total	132,966	100%						\$1,325,312	\$9.97				

AERIAL



Ewing Park



HyVee **FIREHOUSE SUBS** **GREEN BEAN BAGELS**
PLATO'S CLOSET **SportClips HAIRCUTS** **Burger King**
DOLLAR TREE **King**
Binny's Beverage Depot **Advance Auto Parts**

Clearwater Park

Old Rte 66
38,900 VPD

Stevenson Elementary School (352 Students)



DOLLAR GENERAL

DICK'S SPORTING GOODS **PETSMART** **FIVE BELOW**
OSHKOSH **OSF HEALTHCARE** **sleep number**
carter's **BW** **Best Western Hotels & Resorts** **DSW**



Olive Garden **TEXAS ROADHOUSE** **QUALITY INN & SUITES**
JOANN **IHOP**
LOWE'S **POPEYES**

E Empire St
19,400 VPD

Bloomington Junior High School (1,064 Students)

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



May Be Purchased In Addition

Subject Property

Central Illinois Regional Airport (CIRA)

Bloomington High School (2,200 Students)

Eastland Mall | 768,862 SF

KOHL'S **planet fitness**
FINISH LINE **OLD NAVY** **ULTA BEAUTY** **AMERICAN EAGLE OUTFITTERS**

Bloomington Country Club

OSF St. Joseph Medical Center | 149 Beds

Krispy Kreme **CLIPPER** **Starbucks** **Donut Matrix** **T-Mobile**
Party City **Game Stop** **POTBELLY** **meatheads** **Once Upon A Child**
great escape **noodles & company** **FRESH THYME MARKET**

Evergreen Racquet Club

The Arbors at Eastland | 449 Units



State Farm Corporate Headquarters

AERIAL

Kingsley Junior High School
(815 Students)


Illinois State University
(21,546 Students)

Colene Hoose Elementary School
(391 Students)


Illinois Wesleyan University
(1,526 Students)

See Page 11

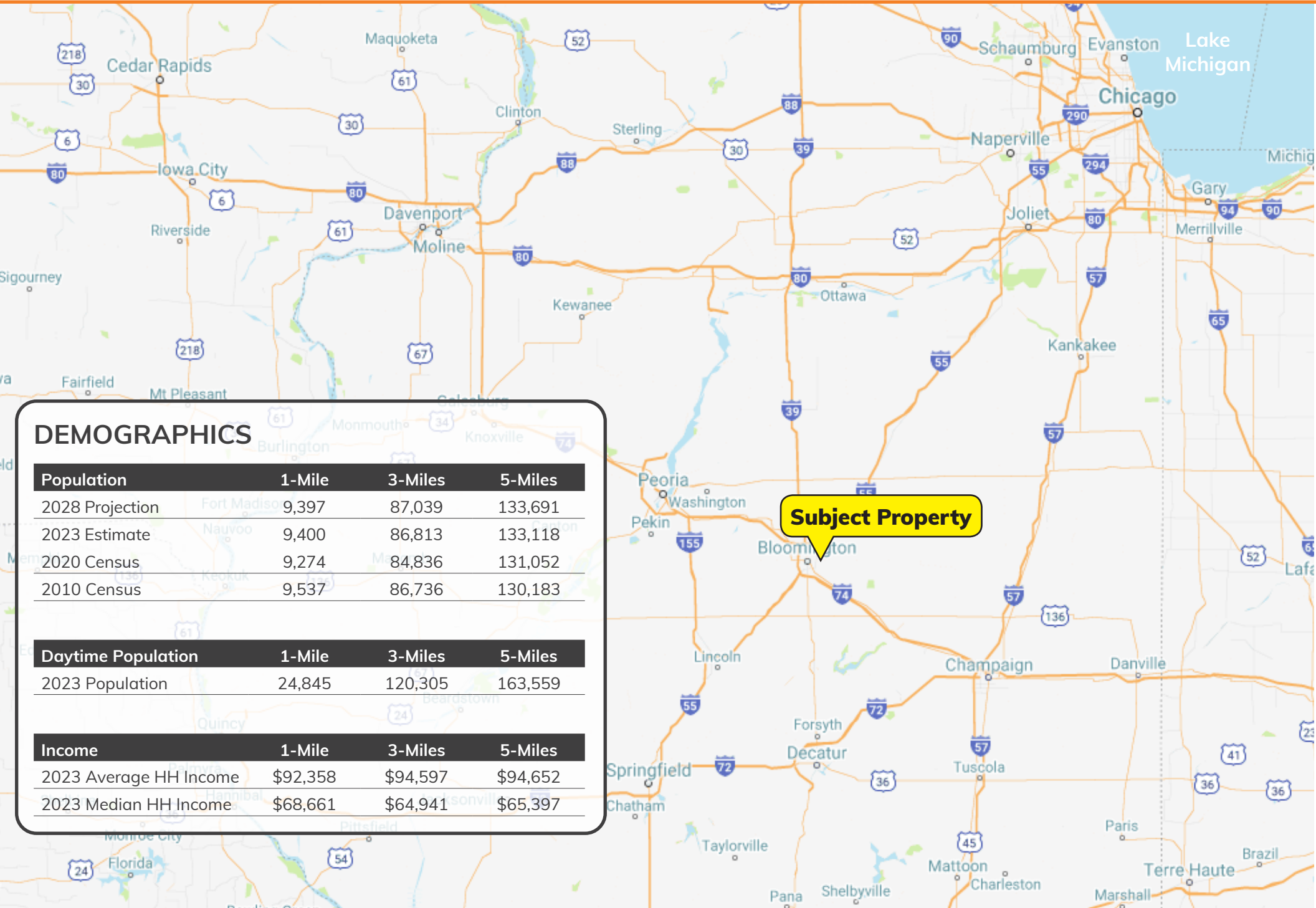
Subject Property

McLean County Museum of History
37.4K Annual Visitors
(Placer.ai)

Central Illinois Regional Airport
(CIRA)



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2028 Projection	9,397	87,039	133,691
2023 Estimate	9,400	86,813	133,118
2020 Census	9,274	84,836	131,052
2010 Census	9,537	86,736	130,183

Daytime Population	1-Mile	3-Miles	5-Miles
2023 Population	24,845	120,305	163,559

Income	1-Mile	3-Miles	5-Miles
2023 Average HH Income	\$92,358	\$94,597	\$94,652
2023 Median HH Income	\$68,661	\$64,941	\$65,397

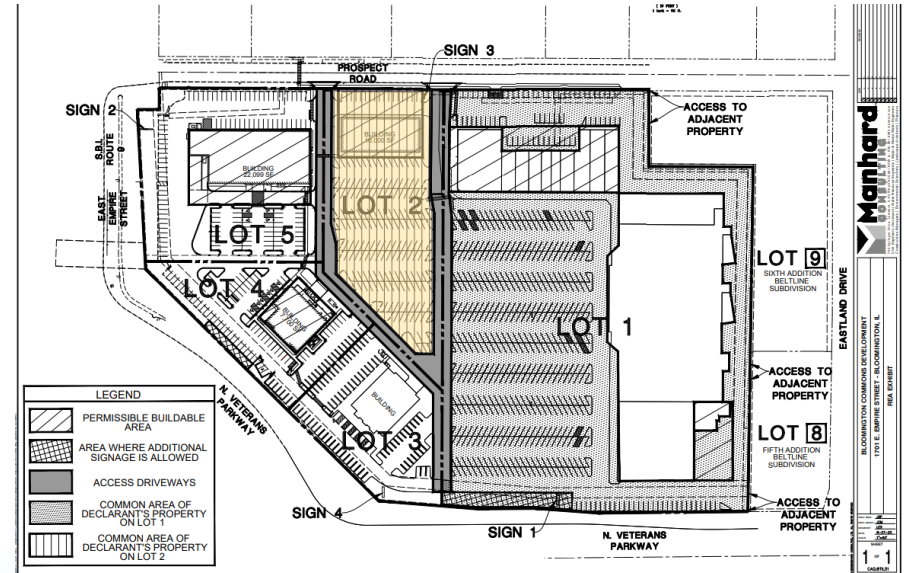


Available Separately is Lot 2 | A 2.439 Acre Parcel Approved for up to 10,000 SF of Retail
 1701 E Empire Street, Bloomington, IL 61704

MAY BE PURCHASED IN ADDITION TO THE SHOPPING CENTER

FINANCIAL SUMMARY

Price	Contact Agent for Details
Retail Approved For	10,000 SF
Lot Size	2.439 Acres +/-
Parcel Number	N/A
Parking	162 Surface Spaces +/-



SITE PLAN





OUTLOTS (NOT INCLUDED)



BLOOMINGTON - NORMAL, IL

- **Located in the Heart of Central Illinois**
 - 38 Miles from Peoria and 68 Miles from Springfield, Illinois
 - › 135 Miles Southwest of Downtown Chicago and 155 Miles from Saint Louis, Missouri
 - One of the Most Productive Agricultural Areas in the Nation
- **Easily Accessible**
 - Interstates 39, 55, 74, U.S. Route 51, and State Route 9 Run Through the Bloomington-Normal Area
 - Serviced by Two Major Railroad Lines and Amtrak
- **Home to Central Illinois Regional Airport (CIRA)**
 - Public Airport which Services Commuter, Corporate, and Private Aircrafts
 - Destinations Include Denver, Dallas, Atlanta, Detroit, Chicago (O'Hare), Orlando, and More
 - › Average of 55 Flights per Day

- **Home to Illinois State University | Over 21,000 Students**
 - The Oldest Public University in Illinois
 - Bloomington-Normal Ranks as One of the Top 40 College Towns in America Based on Quality of Life and Among the Top 10 for Arts and Entertainment Opportunities
 - Ranked Among "America's Top Public Schools" by U.S. News & World Report (2024)
- **Abundance of Attractions**
 - Miller Park Zoo
 - McLean County Museum of History
 - Children's Discovery Museum
 - Grady's Family Fun Park



BLOOMINGTON- NORMAL AREA ILLINOIS TOP EMPLOYERS

COMPANY	EMPLOYEES	INDUSTRY
State Farm Insurance Co.	15,000	Insurance
Rivian	7,400	Automotive
Illinois State University	3,940	Education
COUNTRY Financial	3,000+	Financial
Unit 5 Schools	1,650	Education
OSF HealthCare	1,286	Health Care
Carle BroMenn Healthcare	1,337	Health Care
McLean County	1,286	Government
Afni, Inc.	815	Customer Service

DIVERSE EMPLOYMENT BASE



INSURANCE



EDUCATION



HEALTH CARE

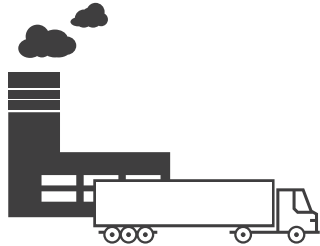


AUTOMOTIVE



CELEBRATING, AND GROWING, ILLINOIS' \$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. In 2023, Illinois' income was \$890 billion.



Illinois' infrastructure, location and support are why the state ranks **4th in the U.S.** in total number of transportation and warehousing establishments and **1st in the Midwest.**

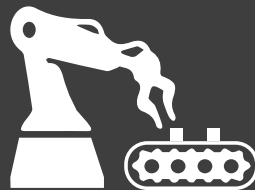


If Illinois were a country, we would have the **24th largest economy** in the world.



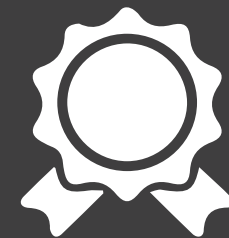
Chicago's MSA has the third largest population in the U.S. and serves as a central transportation hub with one of the most diverse economies and well-educated workforces in the country.

WHY ILLINOIS?



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.

Illinois Ranks **#2** in nation for corporate expansions and relocations for the second year. 382 companies relocated or expanded in Illinois in fiscal year 2023.



Illinois is among the leading states in national economic development rankings, including Site Selection Magazine, CNBC's Top States for Business and more.



ILLINOIS 2023 ECONOMIC DEVELOPMENT MILESTONES

- **In 2023, EDGE & REV Incentivized Investments Tripled to Nearly \$3 Billion Since 2022**
 - Over the course of a year, the number of new jobs created by Economic Development for a Growing Economy (EDGE) and Reimagining Energy and Vehicles (REV) jumped nearly 60 percent
 - In addition to REV and EDGE, in 2019 Governor Pritzker enacted incentives to attract data centers, and Illinois saw investments in that industry topping \$1.5 billion in 2023 (up from \$500 million in 2022), including the opening of Meta's new \$1 billion DeKalb data center.
- **Illinois Earned Nine Credit Rating Upgrades Since June 2021**
- **Record Support for Small Businesses Through the Advantage Illinois Program**
 - \$35.7 million to small businesses - nearly 1.5 times the number of loans issued in 2022 and the most loans issued in a year since the program's inception in 2012.
- **Illinois Achieved Record Hotel Revenue in FY23**
 - In FY23, Illinois reached its highest-ever hotel revenue figures (\$308 million) - surpassing the pre-pandemic record in FY19. According to the latest available data, Illinois welcomed 111 million visitors who spent \$44 billion in 2022 - representing 14 million additional travelers spending \$12 billion more than calendar year 2021.
- **Now Among Leading States in National Economic Development Rankings**
 - In 2023, Illinois topped the lists of major economic development rankings, including Site Selection Magazine, CNBC's Top States for Business and more. Highlights include:
 - #1 in Midwest for workforce development (Site Selection Magazine)
 - #2 state in the nation for corporate investments, with Chicago clocking in as the top metro in the country for corporate investments for the 10th year in a row (Site Selection Magazine)
 - CNBC Rankings:
 - › #2 in the nation for infrastructure (up from #3 in '22)
 - › #2 in the nation for education (up from #6 in '22)
 - › #6 in the nation for access to capital (up from #8 in '22)
 - › #9 in the nation for cost of living (up from #20 in '22)
- **Illinois Announced Record-High Film Expenditures for 2022**
 - Nearly \$700 million for 2022 - \$130 million more than pre-pandemic levels in 2019.
- **Ranked Fifth in the Nation for Pre-K Through Grade 12 Education**
 - Also continue to beat national trends in higher education, with enrollment in our public universities increasing for the third consecutive year.

TENANT PROFILE



- Family-Owned Supermarket Chain Based in the St. Louis Area
- 115 Locations Across Five States in the Midwest
- Many Locations Offer Grocery Delivery
- Over 100 Locations Feature a CVS Pharmacy
- Departments Include a Bakery, Deli, Frozen, Wine/Beer, Produce, Dairy, Meat, Seafood, Specialty Cheese, and More
- Employs 12,000 Teammates
- 2023 Revenue of \$3.2 Billion
- The 14th Largest Privately-Owned Grocer (Forbes)
- Selected as a 2023 U.S. Best Managed Company by Deloitte Private and The Wall Street Journal
- Annually Donates over \$13 Million in Food to Local Pantries
- Founded in 1939

Tenant/Guarantor: Schnucks Markets, Inc.
26% of Total Rent



115
Locations



12,000
Employees

Forbes

Rated on
Forbes



\$3.2 Billion in
Revenue (2023)



SCHNUCKS.COM

TENANT PROFILE

BARNES & NOBLE

- The Largest Bookstore Chain (By Number of Retail Locations) in the United States
- Retail Presence in all 50 States
- Approximately 600 Bookstores | 11,800 Employees
- Sells over 190 Million Physical Books Each Year Online and In-Store Consisting of More than One Million Unique Physical Book Titles Each Year
- Largest Retailer of Magazines in America with Approximately 3,000 Magazine Titles and Over 400 Newspaper Titles
- Barnes & Noble Cafés Pour Approximately 39 Million Beverages and Bake 5.4 Million Cookies, 985,000 Croissants and Over 450,000 Scones Each Year
- The Café Also Serves 1.1 Million Cheesecake Slices and Grills over 600,000 Sandwiches Annually
- Hosts Approximately 100,000 Community Events Each Year
- Ranked as a Fortune 1000 Company and Among Many Forbes Lists (2023)
- Founded in 1886

Tenant/Guarantor: Barnes & Noble Booksellers, Inc.
30% of Total Rent



National Tenant
600+ Locations



190 Million Books
Sold Each Year



39 Million Beverages
Sold Annually

FORTUNE

Fortune
1000 Company



BN.COM

TENANT PROFILE

Chuck E. Cheese™

- Nationally Recognized Leader in Family Dining and Entertainment
- America's Number One Place for Birthdays
- Parent Company CEC Entertainment, LLC has Two Subsidiaries: Chuck E. Cheese and Peter Piper Pizza
- Over 600 Chuck E. Cheese Locations and 120 Peter Piper Pizza Restaurants in 47 States and 16 Foreign Countries and Territories
- Over 70 Million Guests Welcomed Each Year and Over 500,000 Birthday Parties Annually
- More than Two Billion Game Plays Each Year
- The Largest Pizza Place with Arcade Games in the World
- CEC Entertainment is Reportedly Working with Goldman Sachs to Financially Structure the Company to Attract Potential Buyers (December 2023)

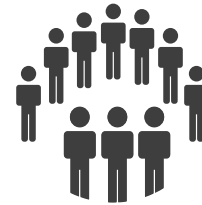
Tenant/Guarantor: CEC Entertainment, Inc.
9% of Total Rent



National Tenant



600+
Locations



70M Guests
Annually



500K Birthday
Parties Annually



CHUCKECHEESE.COM

TENANT PROFILE



Stock Symbol:	HRB NYSE
Market Cap (10/17/2024)	\$8.48 Billion
Enterprise Value (10/17/2024)	\$9.39 Billion
Revenue (FY 2023)	\$3.47 Billion
Net Income (FY 2023)	\$553.7 Million

- Global Consumer Tax and Small Business Service Provider
- Over 9,000 Locations
- Operates Under H&R Block, Block Advisors, Wave, and Spruce Brands
- Located in the United States, Canada and Australia
- 20.1 Million U.S. Tax Returns were prepared by H&R Block (2023)
- Founded in 1955 | 69 Years of Experience
- Full Year Total Revenue of \$3.47 Billion, 12% Increase Over Previous Year (2023)
- 2023 Fortune Best Workplace in Financial Services & Insurance™ List
- Forbes Best Employers for New Grads 2023

Tenant/Guarantor: H&R Block Enterprises, LLC
4% of Total Rent



69 Years
Experience



\$3.47 Billion
in Revenue



12% Increase
in Revenue



21 Million
U.S. Tax Returns



[HRBLOCK.COM](https://hrblock.com)

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SPECIAL COVID-19 NOTICE

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
- 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: DocuSigned by: Sean Sharbo **DATE:** 10/15/2024
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