

808-832 W. Bartlett, Unit 2D, Bartlett, IL

Min. Bid: \$ 102,240*

Property Tours 10/26 & 11/3 from 10-12



AUCTION NOV. 10 Property Highlights

- 2,556 SF premium office condo
- Part of a 23,030 SF office building developed in 2007
- Corner unit on second floor
- Condo is in shell condition
- Great opportunity to build-to-suit
- Located in Westgate Commons
- Co-tenant with dentist, optometrist, doctor and zumba studio
- Zoning: PD, planned development
- Monthly Assessments: \$390.19
- Taxes (2015): \$10,221

4 Office Condos Available

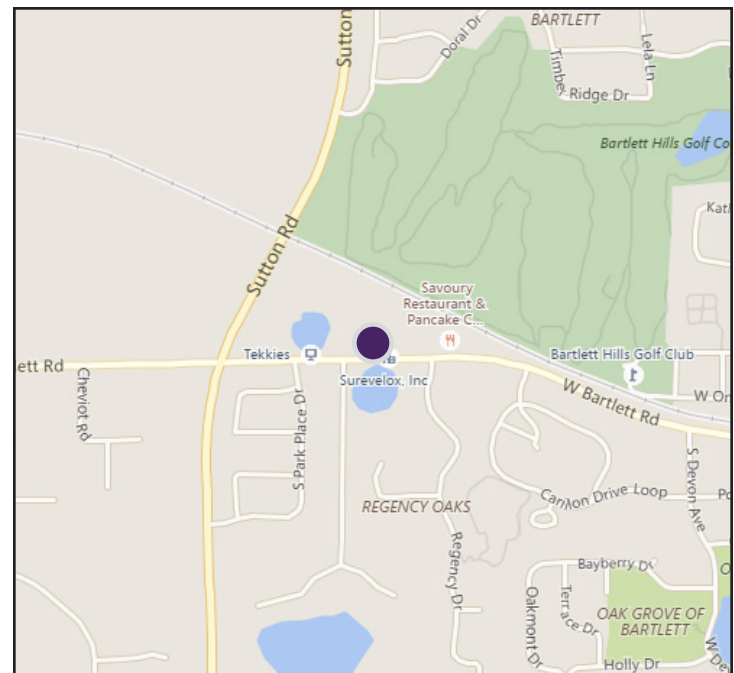
Property Overview

A second floor office condo, totaling 2,556 square feet, is being sold through a sealed bid auction. The corner unit is part of a recently developed, 23,030 square foot office building in the Westgate Commons Center. The condo is currently in shell condition, making this a great opportunity to customize the space for your business. Other businesses in the building include a dentist, a family doctor, an optometrist and a zumba studio.

Westgate Commons is a retail and office complex located near the intersection of Route 59 and Bartlett Rd. This is a great location for a variety of businesses.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	5,826	84,522	213,846
Growth 2016-2021	1.00%	1.09%	0.93%
Households	2,026	27,169	70,513
Average Income	\$104,557	\$81,333	\$76,683

* Minimum bid shown does not include the 6.0% Buyer's Premium



Sold Absolute, No Hidden Reserve!

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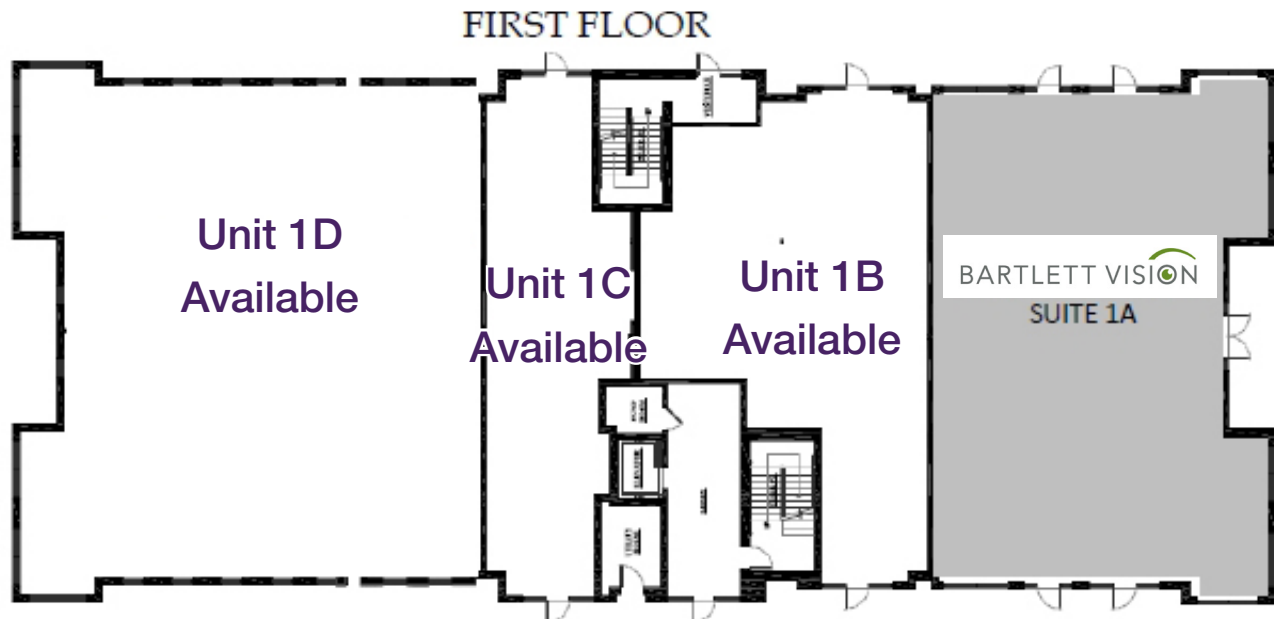
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Building Floor Plan



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MILLENNIUM
PROPERTIES R/E

Sealed Bid Auction: Office Condo in Westgate Commons

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Unit Photos



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TERMS OF SALE – 808-832 W. BARTLETT SEALED BID AUCTION

PROOF OF FUNDS REQUIRED TO BID

All bidders will be required to provide proof of funds, either as a wire transfer or as a cashier's check payable to Millennium Properties R/E, Inc. in the amount designated in the table on the following page. Only the successful high bidder for the property will be required to tender their funds at the conclusion of the auction; all other bidders will have their funds returned to them in a timely manner.

BUYER'S PREMIUM

The purchaser shall pay a premium based on a percentage of the high bid price indicated in the Agreement. The buyer's premium of six percent (6.0%) shall be added to the final bid and inserted in the Agreement to determine the total purchase price.

AGENCY DISCLOSURE

Millennium Properties R/E, Inc. (Auctioneer) and all other licensees employed by or associated with the Broker, represent the Seller in the sale of these properties.

AUCTION FORMAT

This is a sealed bid auction. Bids must be received at the office of Millennium Properties R/E, Inc. by the bid deadline of November 10, 2016 at 5:00PM CT.

ATTORNEY REVIEW RECOMMENDED

Information contained in this brochure and all other auction-related material, such as the Bidder's Information Package, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (a) the approved Real Estate Sale Contract, as well as by (b) announcements made prior to the bid deadline.

OFFERING METHOD

Subject to Minimum Bid

The Property is being offered Subject to a Minimum Bid. It shall become an Absolute sale upon reaching or exceeding the Published Minimum Bid.

Reserve

There is no Hidden Reserve for any property offered in this Auction. Each Property will be sold absolute upon meeting or exceeding the Published Minimum Bid.

EARNEST MONEY

The Successful Bidder must increase their earnest money deposit to ten percent (10%) of the purchase price within five (5) business days following the full execution of the Contract. The Earnest Money shall be

applied to the Purchase Price.

CLOSING DATE

The sale of this property will close on or before December 16, 2016, at which time the purchaser will pay the balance of the purchase price.

TITLE INSURANCE

The purchaser shall receive standard owner's title insurance policy showing the title to be free from all encumbrances, except permitted exceptions specified in the Agreement. If you wish to have title insurance with respect to survey matters, you must produce a survey prior to closing. If you wish to have extended title coverage, you will need to pay any costs above and beyond the provided standard owner's title insurance policy.

INSPECTION OF THE PROPERTY

These properties are being sold on an "AS-IS, WHERE-IS" basis. Your complete inspection of the property by your experts at the designated time prior to the auction is encouraged. Those inspecting the property assume all risks associated with any inspection. Property tours are scheduled on October 26th from 10:00AM to 12:00PM and November 3rd from 10:00AM to 12:00PM.

BID DEADLINE

All bids must be received at the office of Millennium Properties R/E, Inc. by 5:00PM CT on November 10, 2016. Our offices are located at 200 W. Madison St., 36th Floor, Chicago, IL 60606. We suggest mailing bids with a tracking number or delivery certification service.

BROKER PARTICIPATION INVITED

A referral fee in the amount of two percent (2.0%) of the high bid price will be paid by Seller to the real estate agent or broker acting as a "Buyer Broker", whose Client pays for and closes on a property. To qualify for the referral fee, the real estate agent or broker must: (a) be a licensed real estate agent or broker in the state in which the property is located who will abide by the National Association of Realtors® Code of Ethics; (b) register the Client by certified mail return receipt requested, on company stationery, which must be signed by both broker and Client and confirm the "buyer-broker" arrangement ("Registration"), with Millennium Properties R/E, Inc., 200 W. Madison Street, 36th Floor, Chicago, IL 60606. Attention: Auction Project Coordinator, by October 21, 2016; (c) insure that the Registration is received before any inspection of the property by the Client; (d) sign in and attend a

TERMS OF SALE – 808-832 W. BARTLETT SEALED BID AUCTION

scheduled Open House with the Client; (e) attend the auction with the Client and bid with or for the Client; and (f) insure that the Buyer's Premium is included in Real Estate Sale Contract signed by the Client. All Registrations accepted will be acknowledged by the Auctioneer. Each participating agent or broker must bring this acknowledged Registration to the auction for registration verification purposes. A complete file of the Registration on all Clients will be maintained. No Broker registration will be recognized on a Client who has previously contracted or been contacted by the Sellers, their representatives or Auctioneer. Referral fees will be paid upon closing by Sellers and receipt of all commissions by Auctioneer. Referral fees are based on the high bid amount. No referral fees will be paid by the seller, if the broker, the broker's agents or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be NO EXCEPTIONS to this procedure and no oral Registrations will be accepted. If a referring broker has not met all of these requirements, no referral fee will be paid to the referring broker, even if the referring broker's Client purchases the property.

DISCLAIMER

The information contained in this brochure is subject to inspection and verification by all parties relying on it. Sellers, their agents and Millennium Properties R/E, Inc. assume no liability for its inaccuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This offering may be withdrawn, modified or cancelled without any notice at any time and is subject to prior sale. This is not a solicitation to residents of any state where this offering is prohibited by law.

Address	Minimum Bid	Initial Earnest Money Deposit
808-832 W. Bartlett Unit 1B Bartlett, IL	\$90,840	\$5,000
808-832 W. Bartlett Unit 1C Bartlett, IL	\$55,440	\$5,000
808-832 W. Bartlett Unit 1D Bartlett, IL	\$307,920	\$5,000
808-832 W. Bartlett Unit 2D Bartlett, IL	\$102,240	\$5,000