

For Sale

14858 Warwick Boulevard
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Janice Lewis, CCIM

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Janice@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

This information was obtained from sources deemed to be reliable, but is not warranted.

This offer subject to errors and omissions, or withdrawal, without notice.

FOR SALE
14858 Warwick Boulevard
Newport News, Virginia

- Location:** 14858 Warwick Boulevard, Newport News, Virginia 23608
- Description:** The Property is an attractive 1-story commercial building containing approximately 1,200 square feet in a busy corridor in the Denbigh neighborhood of Newport News. This was once used as a dentist office. This location is perfect for the office or retail business.
- Land Area:** .24 acres
- Sales Price:** ~~\$145,000.00~~ **Price reduced to \$135,000.**
- Lease:** The Ownership will entertain a lease also.
- Parking:** 8-10 spaces
- Traffic Count:**
- Zoning:** C1– Retail Commercial District. Multiple allowable uses by right are attached in the marketing package.

General Information:

- Great road frontage on Route 60 / Warwick Boulevard
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Aerial and Location Maps
- Floor Plan and Property Photographs
- List of uses which are allowed by right
- Newport News Enterprise Zone # 2-A
- Demographics

For Additional Information, Please Contact:

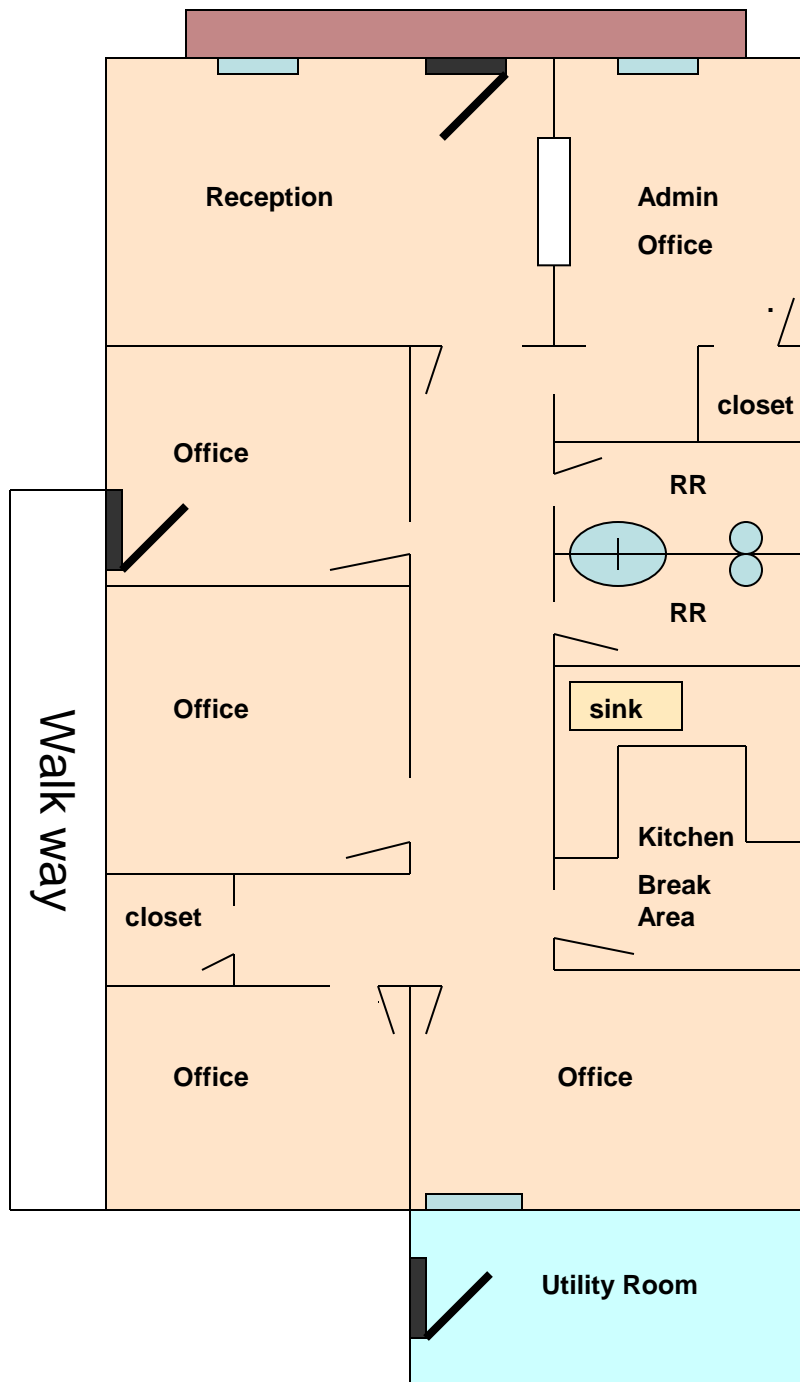
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14858 Warwick Boulevard, Newport News



Floor Plan – 1,200 +/- square feet on .24 acres

14858 Warwick Boulevard, Newport News

Property Pictures – 1,200 +/- square feet on .24 acres

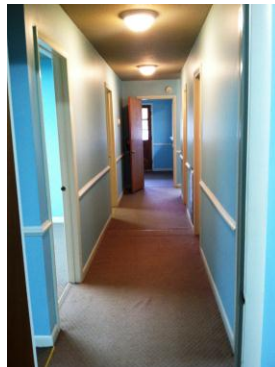
FRONT OF THE BUILDING



BACK OF THE BUILDING



FRONT ENTRANCE / RECEPTION AND HALLWAY



OFFICE



OFFICE WITH EXIT DOOR

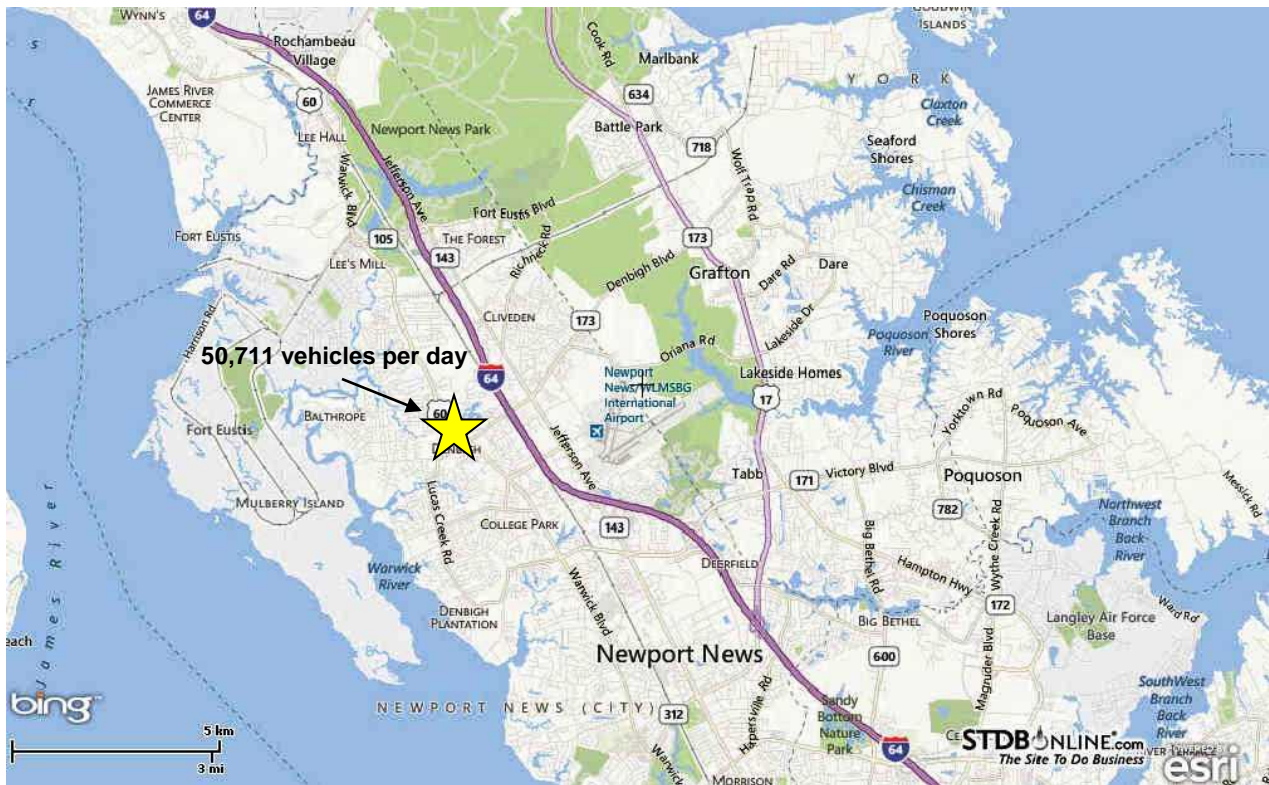


BREAK AREA



For Sale

14858 Warwick Blvd. Newport News, Virginia



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FACT SHEET : NEWPORT NEWS ENTERPRISE ZONES #2 AND #2-A

Enterprise Zone Program: A package of grants, tax incentives, financing eligibility and other benefits offered by the Commonwealth of Virginia and the City of Newport News to new and expanding businesses within the designated Enterprise Zone.

Contact: Department of Development (757) 926-8428

Matt Johnson, Business Retention Coordinator (757) 597-2840 Ext. 3

Tricia F. Wilson, Business Development Specialist (757) 926-3793

Benefits: Both the Commonwealth of Virginia and the City of Newport News offer financial rewards to qualified new and expanding Enterprise Zone firms. Benefits offered by Virginia are grants, while benefits offered by the City include tax incentives, grants, loan availability and technical assistance.

Benefits Available to Qualified Firms from the Commonwealth

- Real Property Investment Grant
- Job Creation Grant

Benefits Available to Qualified Firms from the City

- Expansion/Relocation Cost Reduction Incentive
- Business License Fee Abatement
- Refund of Local Electric and Gas Utility Taxes
- Commercial Rehabilitation Property Tax Abatement
- Waiver of Building Permit and Development Fees

Application to the Commonwealth:

For application forms and instructions for state Enterprise Zone incentives, please go to:

<https://dmz1.dhcd.virginia.gov/EZApplication>.

Application to the City:

Application forms and assistance are available from the City of Newport News, Department of Development. Application forms may also be downloaded at

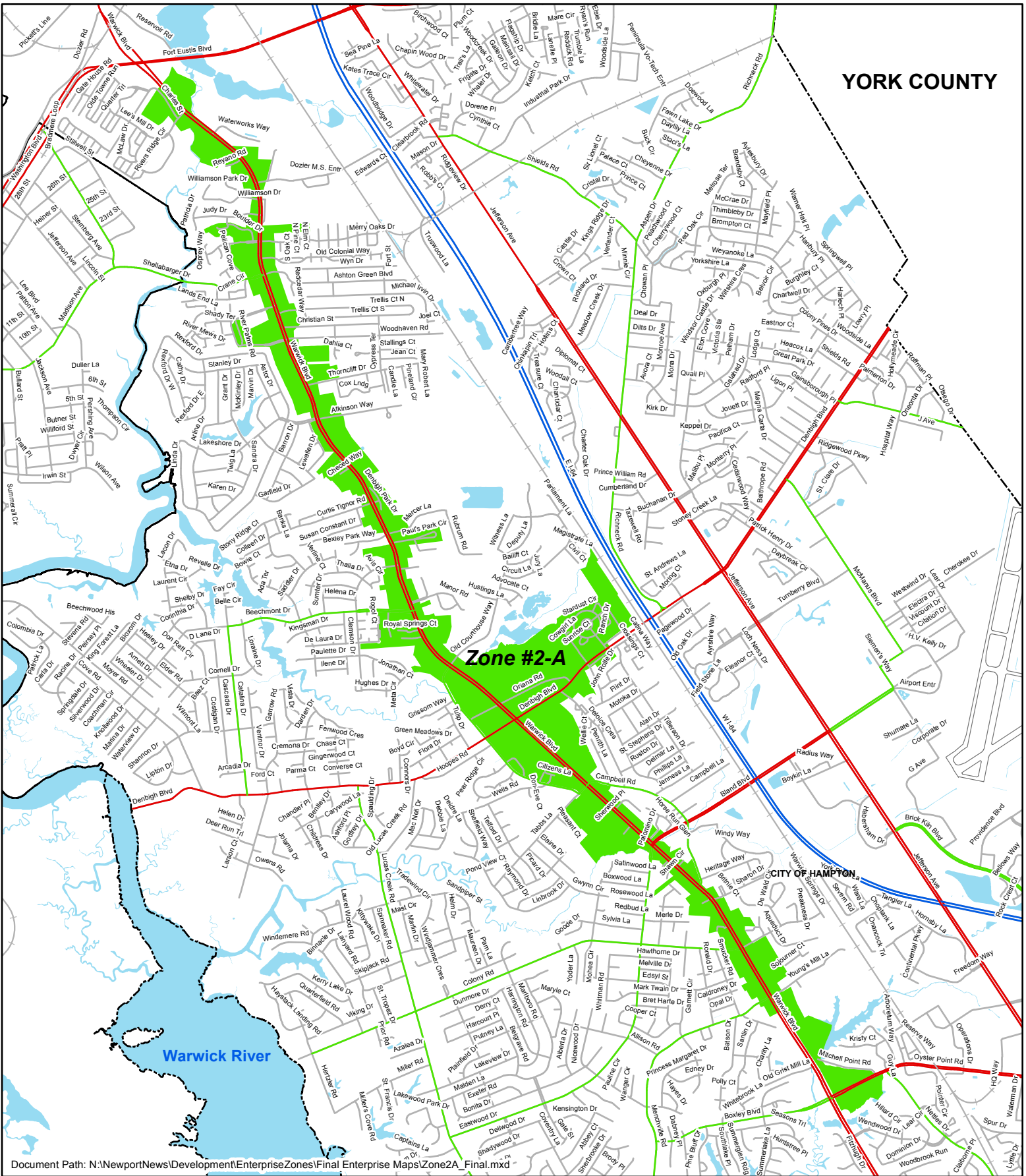
<http://www.nngov.com/development/downloads/incentives/ez2application.pdf>.

Commercial Rehabilitation Property Tax Abatement:

If you are substantially renovating a building that is twenty years of age (fifteen if in an Enterprise Zone) or older, you may be eligible for a Commercial Rehabilitation Property Tax Abatement.

Low Interest Loans:

The City, through its Economic Development Authority and its Redevelopment and Housing Authorities, offers a variety of low-interest loans for fixed asset acquisition. Companies located in a Virginia Enterprise Zone may be eligible for enhanced benefits under these programs. For more information about the City's low-interest loan programs, call: Ms. Tricia Wilson, Business Development Specialist 757-926-3793 or visit the City's website at <http://www.nngov.com/development/resources/loanleadin.html>.



Document Path: N:\NewportNews\Development\EnterpriseZones\Final Enterprise Maps\Zone2A_Final.mxd

1 inch = 3,000 feet

Date: 9/4/2012



NEWPORT NEWS ENTERPRISE ZONE #2-A



C1 (Retail Commercial) Allowable Uses, Newport News

Page 1 of 4

Housing for Older Persons, Single Family attached	C
Housing for Older Persons, Multiple Family	C
Group Home	C
Halfway House	C
Bed & Breakfast	P
Adult Care Residence	C
Custodian Apartment	P
Congregate House for Children	C
Health	
Hospice	P
Medical Center Complex	P
Hospital	P
Medical and Dental Laboratory	P
Nursing Home, Convalescent Home	P
Optician	P
Outpatient Care Clinic	P
Pharmacy/Drug Store	P
Physical Therapist	P
Physician, Dentist or Optometrist	P
Veterinary Facility with Kennel	C
Veterinary Facility without Kennel	P
Utilities	
Electrical Substation	P
Elevated Water Storage Tank	P
Local Utilities	P
Communication Tower/Antenna	C
Transmission Lines	C
Educational Services	
Child Care Center	P
College, University	P
Other Educational/Group Instruction	P
Vocational School	P
Business School	P
Community Facilities	
Church/Synagogue	P
Community Center	P
Fire Station	P
Funeral Home	P
Library	P
Lodge, Fraternal or Social Organization	P
Neighborhood Swimming Pool	P
Police Station	P
Post Office/Parcel Pick Up Station	P
Public/Private Golf Courses	P

C1 (Retail Commercial) Allowable Uses, Newport News

Page 2 of 4

Public/Semi-Public Museum or Art Gallery	P
Public Park	P
Business Services	
Admin Support Offices	P
Bank, Loan Office or Credit Union	P
Business Admin Offices	P
Parcel Distribution Center	C
Professional Office	P
Personal Services	
Artist or Photography Studio	P
Beauty/Barber Shop	P
Coin Operated Commercial Laundry	P
Dry Cleaning Pickup	P
Dry Cleaning Plant	C
Recording studio	P
Shoe Repair	P
Tailor Shop	P
Travel Agency	P
Pet Grooming Service	P
Recreational Uses	
Billiard Parlor	C
Bingo Parlor	C
Bowling Alley	C
Coin Operated Amusement Arcade	C
Country/Yacht Club	P
Health Club/Fitness Center	P
Skateboard Ramp	C
Skating Rink	C
Theater or Stage	P
Retail Services	
Adult Use	C
Appliance Sales	P
Appliance Services	P
Bakery (Retail)	P
Bicycle Sales & Service	P
Book Store	P
Building Supply, Retail	C
Camera Store	P
Cemetery Monument Sales	P
Computer Sales & Service	P
Concession Stand	P
Convenience Store without gasoline	P
Craft Store	P

C1 (Retail Commercial) Allowable Uses, Newport News

Page 3 of 4

Department Store	P
Duplicating Store	P
Extended Stay Motel	P
Florist, Horticultural & Nursery	P
Furniture & Upholstery Store	P
Garden Supply Store	P
Golf Pro Shop/Clubhouse	P
Grocery Store	P
Hardware Store	P
Home Accessory Store	P
Ice Cream/Candy Store	P
Interior Decorating Store	P
Jewelry Sales, Service & Repair	P
Kennel	C
Light Equipment Rental & Leasing	P
Liquor Store	P
Mall/Mall Building (Enclosed)	P
Medical Supply Sales	P
Motel/Hotel	P
Needlework & Piece Goods Store	P
Novelty & Souvenir Store	P
Off-Premise Sale of Alcohol in an Establishment <1,600SF	C
Pawn Shop	C
Pet Store	P
Printing Engraving, Blueprinting & Copying	P
Restaurant/Cafeteria/Delicatessen w/Drive-Thru Service (not adjacent to residential property)	P
Restaurant/Cafeteria/Delicatessen w/o Drive-Thru Service	P
Restaurant/Cafeteria/Delicatessen w/Drive-Thru Service (adjacent to residential property)	C
Retail Sales by Wholesaler of Same Goods	P
Sporting Goods	P
Stationery Store	P
Tennis Pro Shop/Clubhouse	P
Toy or Hobby Store	P
Used Merchandise Sales	P
Variety Store	P
Video Rental	P
Wearing Apparel/Shoe Store	P
Auto & Marine Services	
Auto Parts Store (No Service)	P
Automobile Fuel & Kerosene Sales (Supplemental)	C
Automobile Gasoline Supply Station	C
Automobile Sales/New Car Dealership	C

C1 (Retail Commercial) Allowable Uses, Newport News

Page 4 of 4

Car Wash	C
Automobile Upholstery	C
Automobile, Limousine, Van, Motorcycle Leasing/Rental	C
Boat & Yacht Sales	C
Boat Basin	P
Marina	C
Transportation	
Bus Stop, Bus Shelter or Taxi Stand	P
Helistop or Heliport	C
Off-Site Parking Lot or Garage	P
Transit Terminal for Bus, Rail, Boat, Ship or Other	
Mass Transit	C
Wholesale & Warehouse	
Distribution Center for Retail Goods, Mail Order	C
Distribution Warehouse	C
Mini-Storage Warehouse-Single Entrance Interior Storage	C
Open Industrial	
Small Repair, Small Construction Shop &	
Small Contractors Office	C

C = Conditional Use

P = Permitted Use



Demographic and Income Profile

14858 Warwick
 14858 Warwick Blvd, Newport News, VA, 23608, NN Enterpris...
 Ring: 1 mile radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.136917597
 Longitude: -76.54536997

Summary	2010	2011	2016
Population	12,883	12,914	12,943
Households	4,911	4,924	4,967
Families	3,439	3,448	3,450
Average Household Size	2.62	2.62	2.60
Owner Occupied Housing Units	2,925	2,822	2,831
Renter Occupied Housing Units	1,986	2,102	2,136
Median Age	33.4	33.5	33.8
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	0.05%	0.86%	0.67%
Households	0.17%	0.87%	0.71%
Families	0.01%	0.73%	0.57%
Owner HHs	0.06%	1.04%	0.91%
Median Household Income	2.76%	3.62%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	585	11.9%	623	12.5%
\$15,000 - \$24,999	640	13.0%	533	10.7%
\$25,000 - \$34,999	698	14.2%	604	12.2%
\$35,000 - \$49,999	924	18.8%	777	15.7%
\$50,000 - \$74,999	1,066	21.6%	1,027	20.7%
\$75,000 - \$99,999	567	11.5%	830	16.7%
\$100,000 - \$149,999	343	7.0%	440	8.9%
\$150,000 - \$199,999	56	1.1%	75	1.5%
\$200,000+	47	1.0%	56	1.1%
Median Household Income	\$42,420		\$48,594	
Average Household Income	\$52,905		\$59,002	
Per Capita Income	\$20,153		\$22,618	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	966	7.5%	958	7.4%	972	7.5%
5 - 9	975	7.6%	975	7.6%	972	7.5%
10 - 14	958	7.4%	958	7.4%	961	7.4%
15 - 19	987	7.7%	987	7.6%	926	7.2%
20 - 24	856	6.6%	864	6.7%	836	6.5%
25 - 34	1,994	15.5%	2,000	15.5%	2,039	15.8%
35 - 44	1,674	13.0%	1,664	12.9%	1,591	12.3%
45 - 54	1,876	14.6%	1,869	14.5%	1,704	13.2%
55 - 64	1,363	10.6%	1,380	10.7%	1,476	11.4%
65 - 74	757	5.9%	779	6.0%	958	7.4%
75 - 84	382	3.0%	383	3.0%	402	3.1%
85+	97	0.8%	97	0.8%	106	0.8%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,948	38.4%	4,926	38.2%	4,734	36.6%
Black Alone	6,209	48.2%	6,241	48.3%	6,283	48.6%
American Indian Alone	75	0.6%	75	0.6%	79	0.6%
Asian Alone	546	4.2%	542	4.2%	547	4.2%
Pacific Islander Alone	16	0.1%	16	0.1%	17	0.1%
Some Other Race Alone	400	3.1%	416	3.2%	504	3.9%
Two or More Races	690	5.4%	696	5.4%	777	6.0%
Hispanic Origin (Any Race)	1,282	10.0%	1,336	10.3%	1,659	12.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

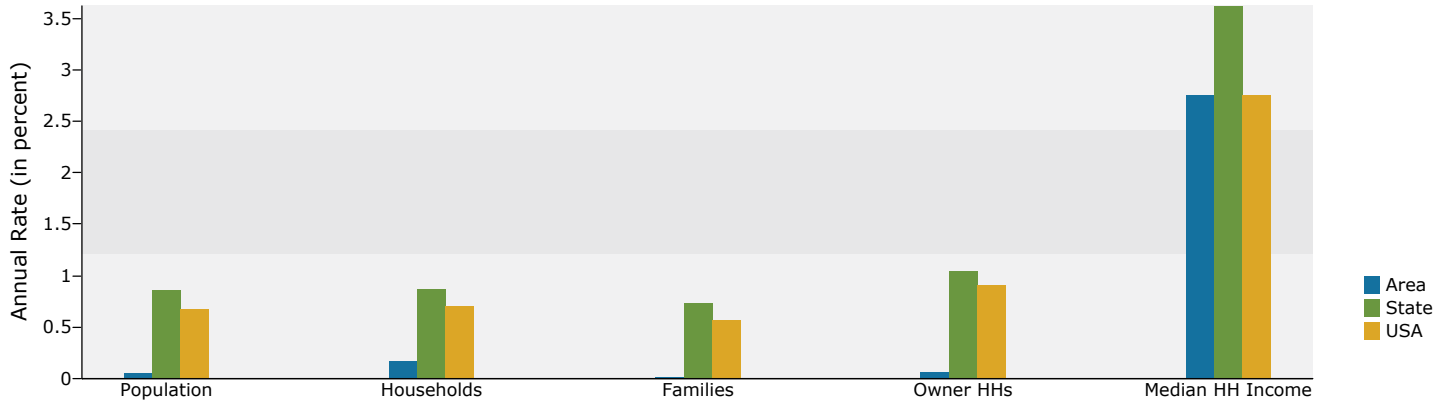


Demographic and Income Profile

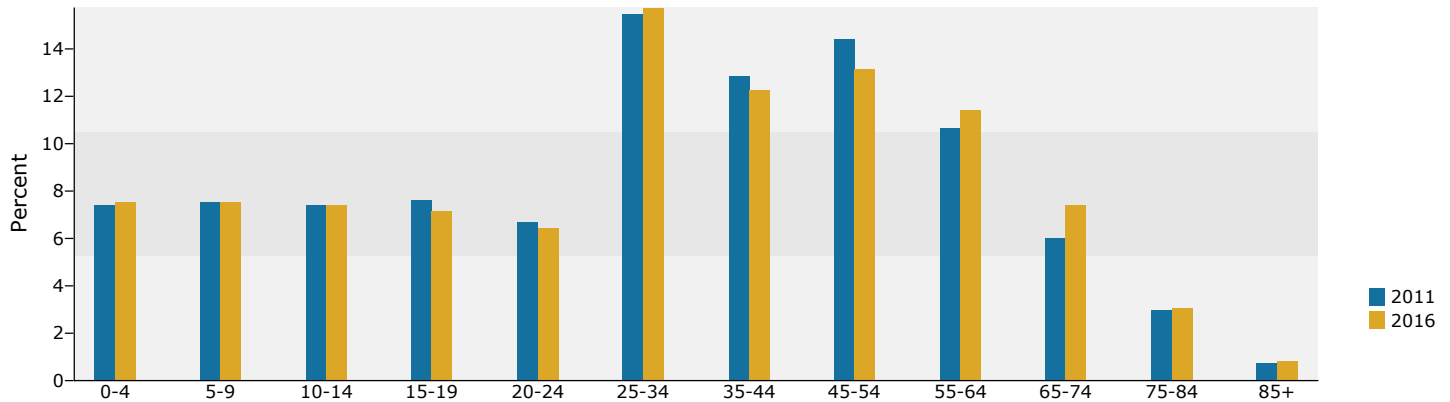
14858 Warwick
 14858 Warwick Blvd, Newport News, VA, 23608, NN Enterpris...
 Ring: 1 mile radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.136917597
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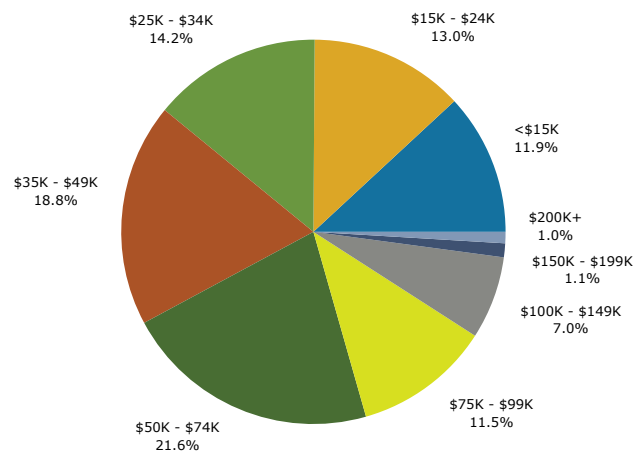
Trends 2011-2016



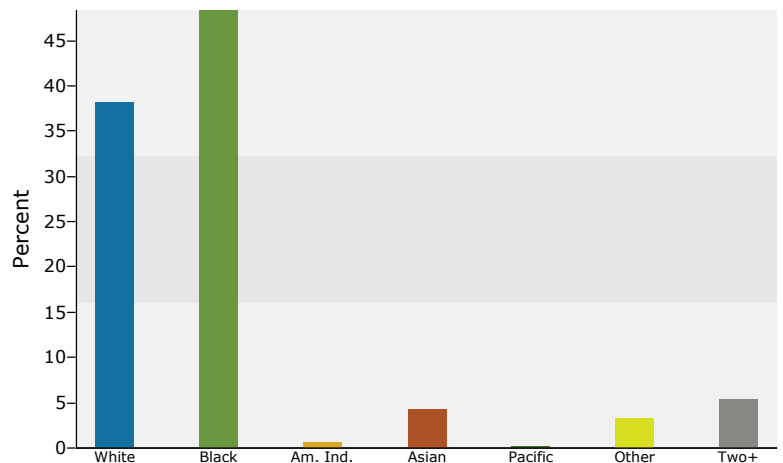
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 10.3%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



Demographic and Income Profile

14858 Warwick
 14858 Warwick Blvd, Newport News, VA, 23608, NN Enterpris...
 Ring: 3 mile radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.136917597
 Longitude: -76.54536997

Summary	2010	2011	2016
Population	75,322	75,153	74,577
Households	28,018	27,943	27,909
Families	19,359	19,299	19,125
Average Household Size	2.59	2.59	2.57
Owner Occupied Housing Units	15,375	14,802	14,792
Renter Occupied Housing Units	12,643	13,141	13,117
Median Age	31.2	31.2	31.5
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	-0.15%	0.86%	0.67%
Households	-0.02%	0.87%	0.71%
Families	-0.18%	0.73%	0.57%
Owner HHs	-0.01%	1.04%	0.91%
Median Household Income	2.52%	3.62%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	3,130	11.2%	3,225	11.6%
\$15,000 - \$24,999	2,866	10.3%	2,349	8.4%
\$25,000 - \$34,999	3,542	12.7%	2,971	10.6%
\$35,000 - \$49,999	5,054	18.1%	4,148	14.9%
\$50,000 - \$74,999	6,169	22.1%	5,747	20.6%
\$75,000 - \$99,999	3,687	13.2%	5,196	18.6%
\$100,000 - \$149,999	2,569	9.2%	3,177	11.4%
\$150,000 - \$199,999	663	2.4%	799	2.9%
\$200,000+	263	0.9%	297	1.1%
Median Household Income	\$47,539		\$53,839	
Average Household Income	\$58,244		\$64,493	
Per Capita Income	\$22,713		\$25,226	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,032	8.0%	5,950	7.9%	6,001	8.0%
5 - 9	5,404	7.2%	5,390	7.2%	5,335	7.2%
10 - 14	5,112	6.8%	5,100	6.8%	5,088	6.8%
15 - 19	5,673	7.5%	5,646	7.5%	5,287	7.1%
20 - 24	6,975	9.3%	6,988	9.3%	6,741	9.0%
25 - 34	12,746	16.9%	12,750	17.0%	12,891	17.3%
35 - 44	9,653	12.8%	9,568	12.7%	9,101	12.2%
45 - 54	10,221	13.6%	10,127	13.5%	9,176	12.3%
55 - 64	6,925	9.2%	6,986	9.3%	7,409	9.9%
65 - 74	3,758	5.0%	3,844	5.1%	4,657	6.2%
75 - 84	2,110	2.8%	2,101	2.8%	2,150	2.9%
85+	710	0.9%	704	0.9%	744	1.0%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,967	47.8%	35,640	47.4%	34,023	45.6%
Black Alone	29,330	38.9%	29,410	39.1%	29,469	39.5%
American Indian Alone	408	0.5%	407	0.5%	438	0.6%
Asian Alone	2,992	4.0%	2,946	3.9%	2,935	3.9%
Pacific Islander Alone	183	0.2%	181	0.2%	200	0.3%
Some Other Race Alone	2,473	3.3%	2,582	3.4%	3,108	4.2%
Two or More Races	3,967	5.3%	3,985	5.3%	4,403	5.9%
Hispanic Origin (Any Race)	7,382	9.8%	7,676	10.2%	9,481	12.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

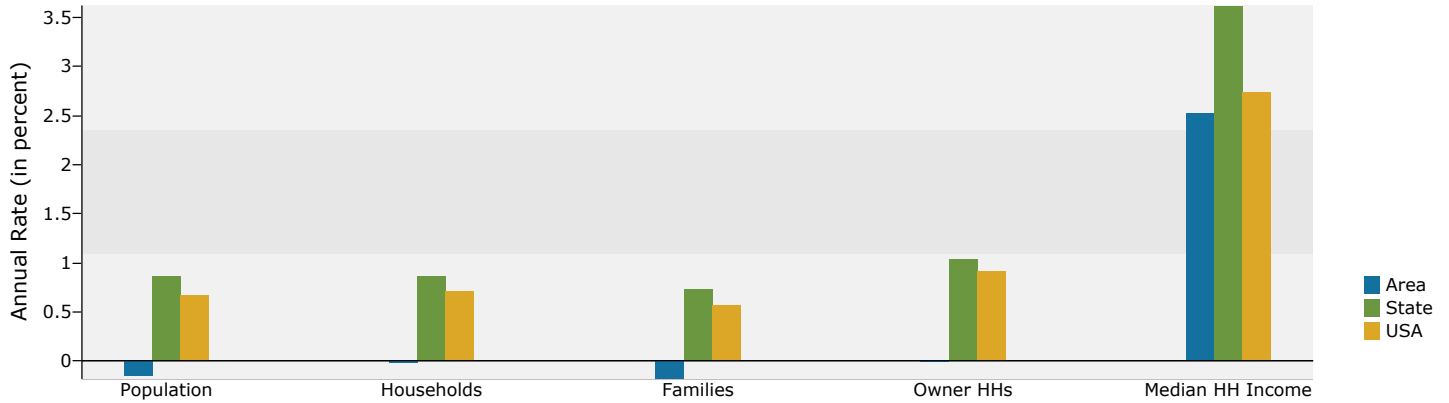


Demographic and Income Profile

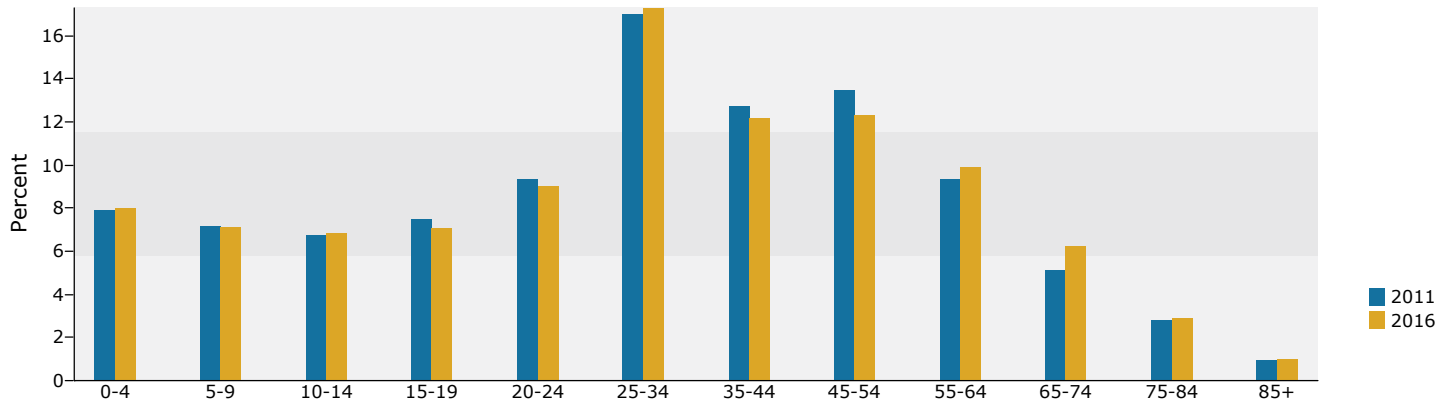
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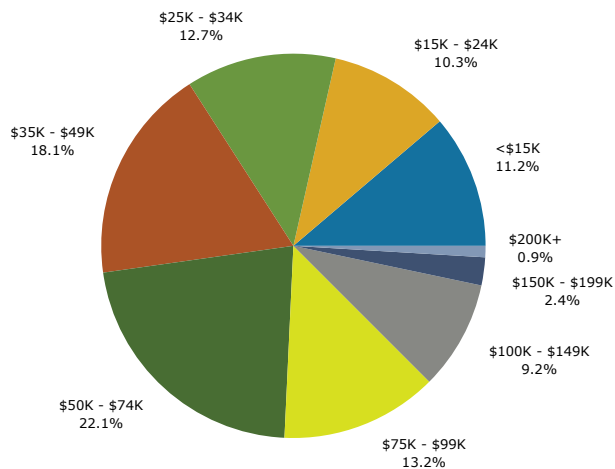
Trends 2011-2016



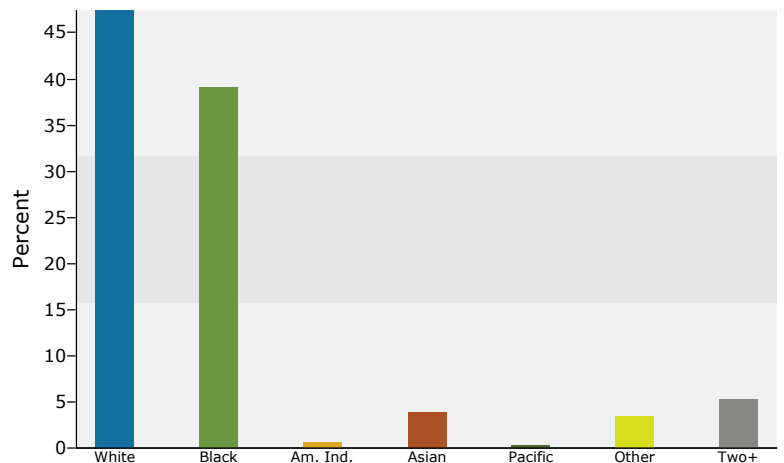
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 10.2%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



Demographic and Income Profile

14858 Warwick
 14858 Warwick Blvd, Newport News, VA, 23608, NN Enterpris...
 Ring: 5 mile radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.136917597
 Longitude: -76.54536997

Summary	2010	2011	2016
Population	109,078	109,258	109,498
Households	41,957	42,026	42,393
Families	28,402	28,431	28,426
Average Household Size	2.52	2.52	2.51
Owner Occupied Housing Units	24,063	23,324	23,672
Renter Occupied Housing Units	17,894	18,702	18,721
Median Age	32.6	32.7	33.1
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	0.04%	0.86%	0.67%
Households	0.17%	0.87%	0.71%
Families	0.00%	0.73%	0.57%
Owner HHs	0.30%	1.04%	0.91%
Median Household Income	2.61%	3.62%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	3,877	9.2%	3,993	9.4%
\$15,000 - \$24,999	3,896	9.3%	3,166	7.5%
\$25,000 - \$34,999	4,856	11.6%	4,030	9.5%
\$35,000 - \$49,999	7,390	17.6%	6,008	14.2%
\$50,000 - \$74,999	9,447	22.5%	8,842	20.9%
\$75,000 - \$99,999	5,734	13.6%	8,082	19.1%
\$100,000 - \$149,999	4,761	11.3%	5,914	14.0%
\$150,000 - \$199,999	1,329	3.2%	1,577	3.7%
\$200,000+	736	1.8%	781	1.8%
Median Household Income	\$51,699		\$58,802	
Average Household Income	\$64,511		\$71,711	
Per Capita Income	\$25,610		\$28,569	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,169	7.5%	8,079	7.4%	8,184	7.5%
5 - 9	7,429	6.8%	7,424	6.8%	7,381	6.7%
10 - 14	7,248	6.6%	7,249	6.6%	7,277	6.6%
15 - 19	7,888	7.2%	7,869	7.2%	7,401	6.8%
20 - 24	9,906	9.1%	9,952	9.1%	9,646	8.8%
25 - 34	17,578	16.1%	17,636	16.1%	17,953	16.4%
35 - 44	13,978	12.8%	13,907	12.7%	13,343	12.2%
45 - 54	15,368	14.1%	15,289	14.0%	13,985	12.8%
55 - 64	10,717	9.8%	10,874	10.0%	11,674	10.7%
65 - 74	6,137	5.6%	6,312	5.8%	7,744	7.1%
75 - 84	3,471	3.2%	3,476	3.2%	3,612	3.3%
85+	1,190	1.1%	1,191	1.1%	1,296	1.2%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	59,383	54.4%	59,242	54.2%	57,612	52.6%
Black Alone	36,062	33.1%	36,220	33.2%	36,532	33.4%
American Indian Alone	523	0.5%	522	0.5%	569	0.5%
Asian Alone	4,277	3.9%	4,239	3.9%	4,335	4.0%
Pacific Islander Alone	240	0.2%	237	0.2%	264	0.2%
Some Other Race Alone	3,327	3.1%	3,495	3.2%	4,258	3.9%
Two or More Races	5,266	4.8%	5,303	4.9%	5,927	5.4%
Hispanic Origin (Any Race)	9,834	9.0%	10,279	9.4%	12,848	11.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

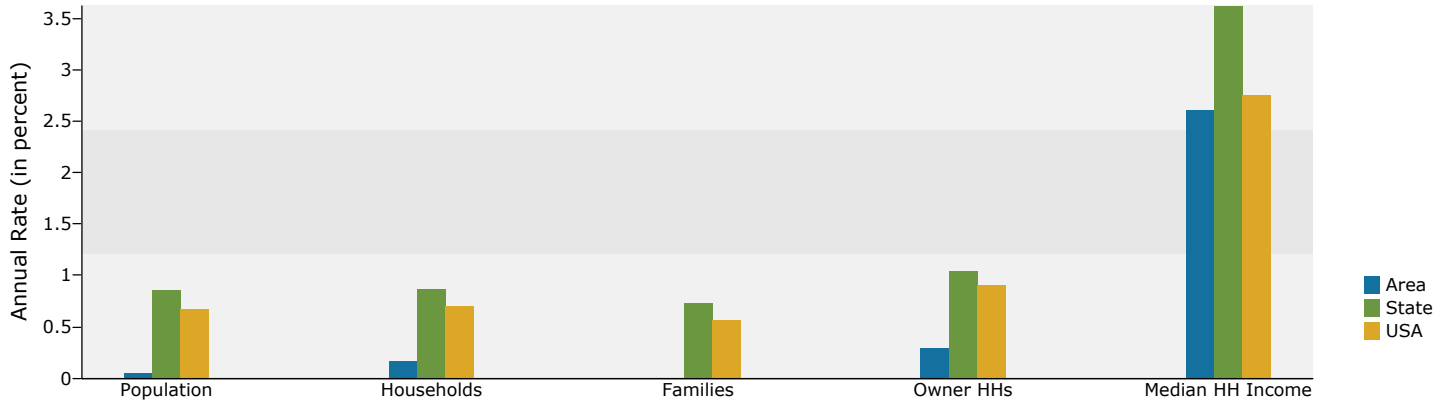


Demographic and Income Profile

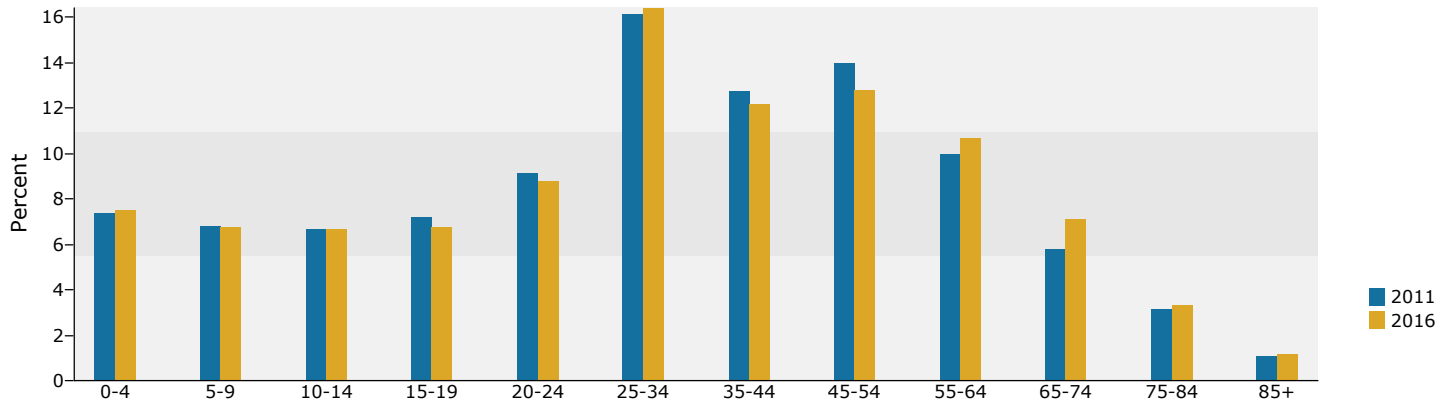
14858 Warwick
 14858 Warwick Blvd, Newport News, VA, 23608, NN Enterpris...
 Ring: 5 mile radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.136917597
 Longitude: -76.54536997

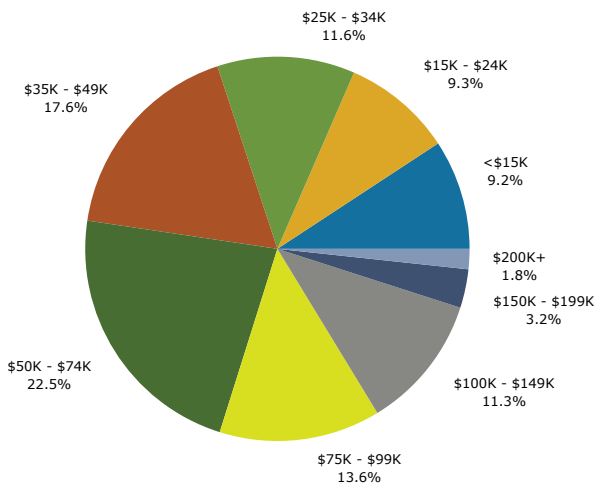
Trends 2011-2016



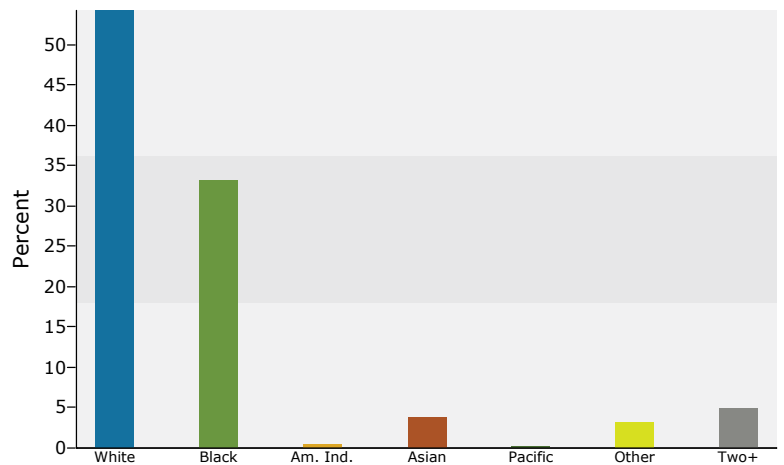
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 9.4%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC