

For Sale

± 26 Acres of Land

Isle of Wight, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC
Tom Waltz

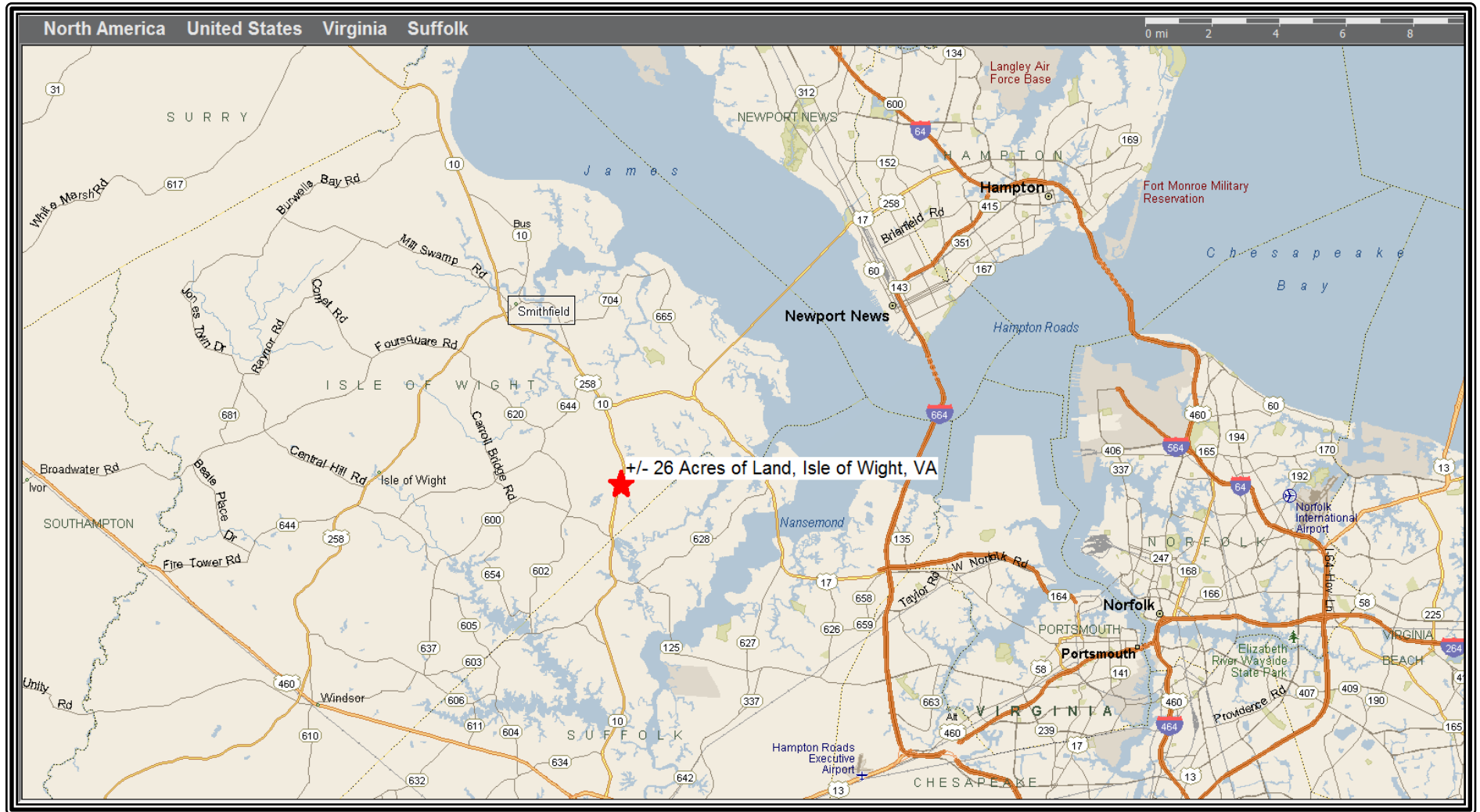
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Campana Waltz
Commercial Real Estate, LLC

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± 26 Acres of Land, Isle of Wight, Virginia



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**± 26 Acres of Land
FOR SALE
Isle of Wight, Virginia**

Location: ± 1,100 feet of road frontage on Route 10 / Benn's Church Boulevard. Located in front of Bennett's Creek Nursery. In close proximity to the new Benn's Grant Development

Land Area: ± 26.37 acres

Sales Price: \$895,000.00

Traffic Count: 11,000

Zoning: General Commercial (GC), Limited Industrial (LI) and Rural Agricultural Conservation (RAC). The Zoning Matrix is attached in the marketing package.

General Information:

- Close Proximity to Benn's Grant Development
- Great development site
- Lots of road frontage
- Wetlands delineation recently completed. Available upon request from Agent. Approximately 4.62 acres of wetlands and 21.75 acres of uplands.

Also included:

- Aerial Maps
- Location Map
- Site Plan

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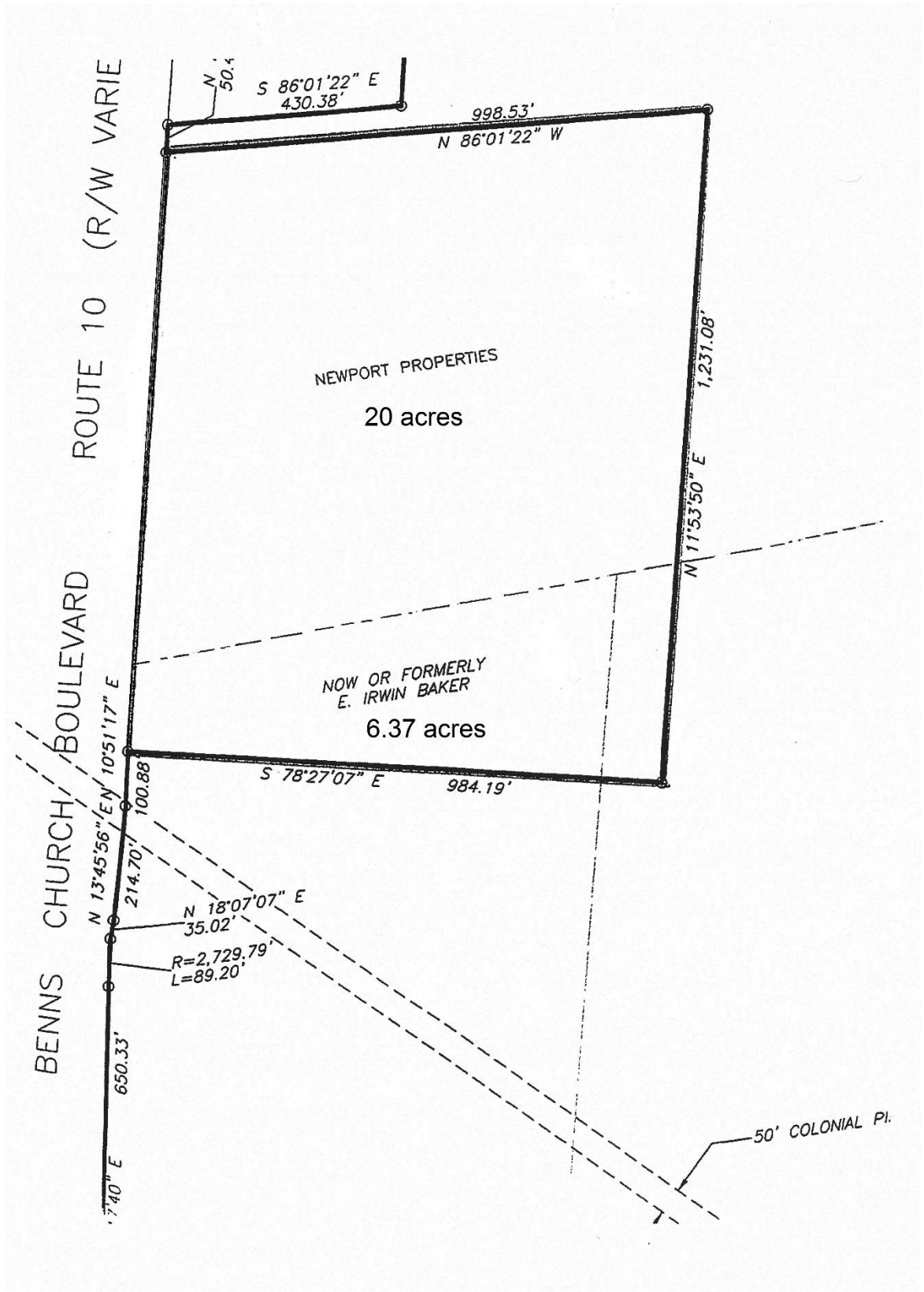
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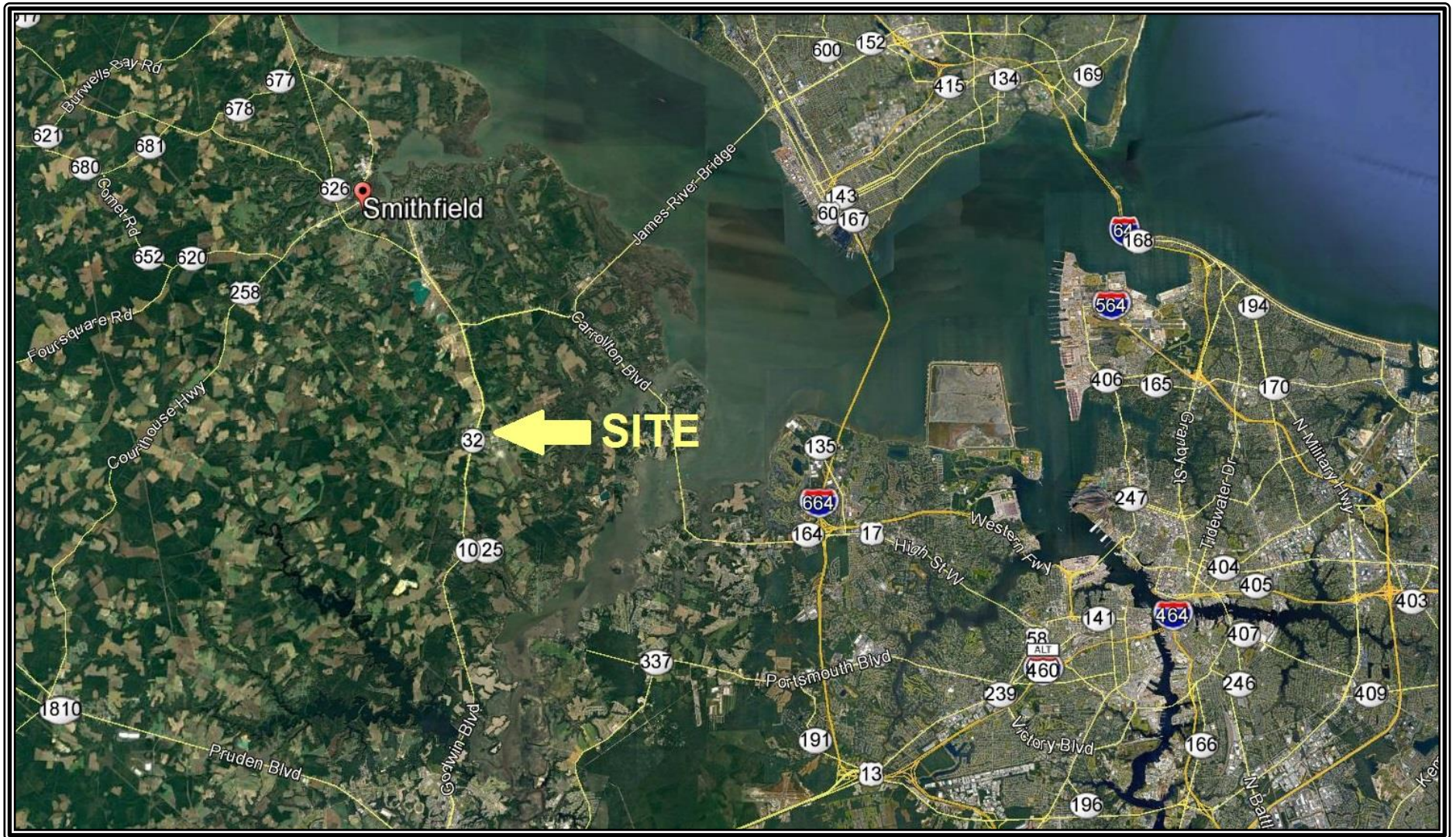


±1,100' Road Frontage on Bennis Church Boulevard / Route 10

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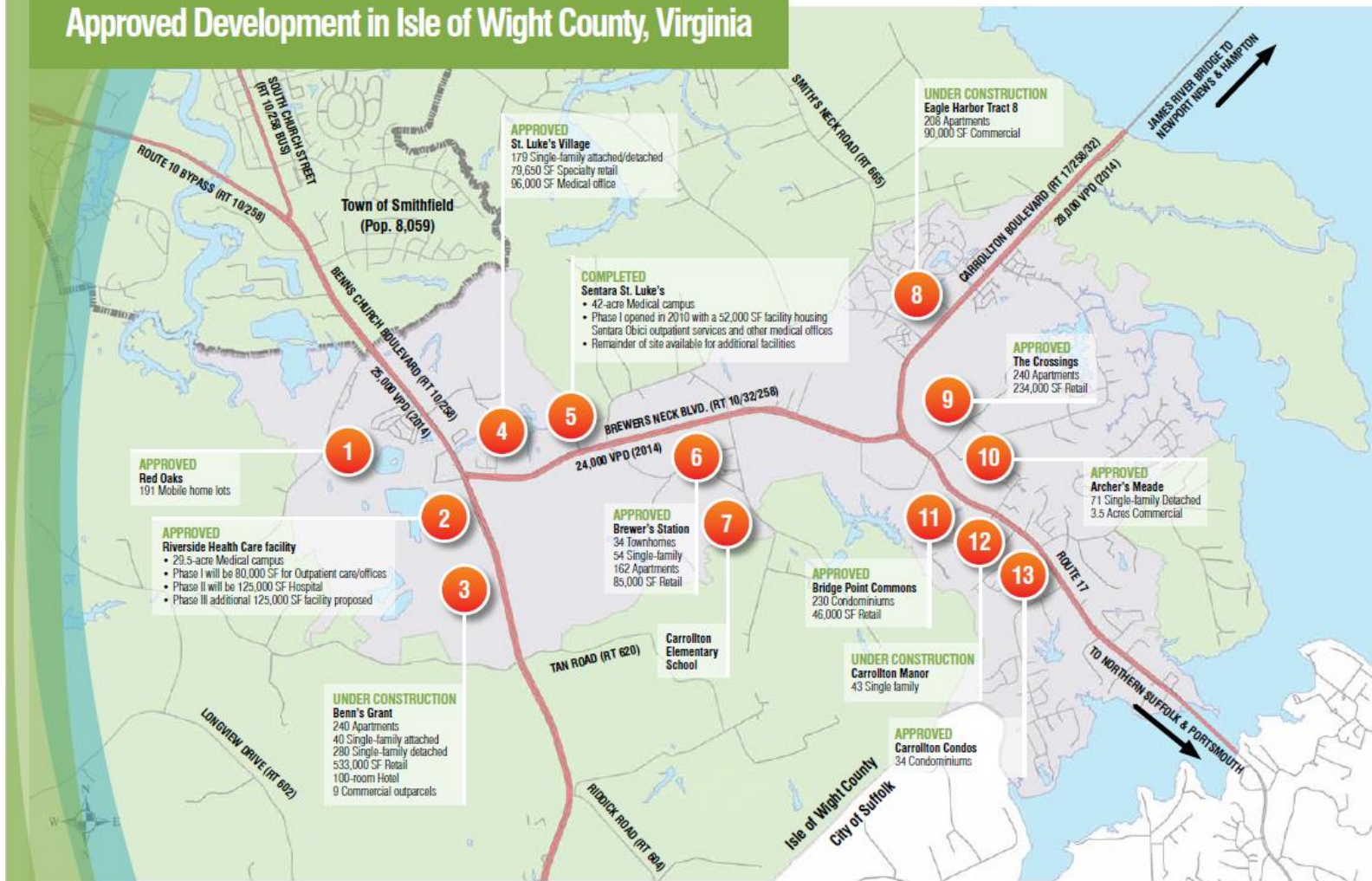
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Approved Development in Isle of Wight County, Virginia



EXISTING RETAIL CENTERS

- Eagle Harbor Shopping Center // 77,049 square feet
- The Shoppes at Eagle Harbor // 23,303 square feet
- Carrolton Cove Shoppes // 27,149 square feet
- Carrolton Shoppes // 13,050 square feet

For additional information about the existing and approved developments, please visit: insidetheisle.com/featured-available-properties/

Expand your market and your bottom line while staying home, here in the Heart of Hampton Roads.

Newport DSD is a strategic growth area planned for future residential, commercial and industrial development. It is the fastest growing area in Isle of Wight County.

DEMOGRAPHICS

- Population
 - 5-Mile Radius: **18,000**
 - 7-Mile Radius: **25,000**
- Current Number of Households: **2,900**
- Median Household Income: **\$86,574**
- Median Home Value **\$291,400**
- Educational Attainment **89.8%** High School Graduate or Higher

Sources: Nielsen Claritas, U.S. Census Bureau (American Community Survey 2009-2013) and Isle of Wight County Department of Planning & Zoning

MARKET CONDITIONS

- Retail Sales = **2.4% average annual increase** in total taxable sales since 2000, up 2.8% in 2014
- Documented unmet retail demand
- **2,000** new residential units approved for development
- **1,000,000+** SF of retail and office space approved for development
- Central location and easy commute within the Hampton Roads region allows it to pull from a regional workforce of over **800,000 people**
- Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles)
- Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.

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Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

Isle of Wight County Is Quality of Life

Isle of Wight County is located in the southeastern portion of Virginia known as the Hampton Roads region and is included in the Virginia Beach Metropolitan Statistical Area (MSA) - the 36th largest MSA in the United States. This MSA encompasses 15 other cities and counties and boasts a total workforce of more than 830,000. The County's location on the western edge of this metropolitan area brings with it many economic advantages, such as easy access to major interstates (Interstates 64 and 664 as well as Highways 58 and 460), award-winning schools, post graduate technical training opportunities, low taxes, and a variety of lifestyle choices ranging from main street communities to working farms.



This fact sheet will provide you with essential information on Isle of Wight County from its demographic profile to its key industries.

Demographics

- Size: 319 square miles
- Population: 36,314
- Households: 14,912
- Median Household Income: \$65,910
- Median Age: 44.5
- Education: High School Graduate or Higher – 86.3%
- Civilian Labor Force: 18,620
- Unemployment Rate: 4.6% (2015, Bureau of Labor Statistics)
- 2015 Retail Sales: \$220,426,281 (+3.56% over 2014)
- 2015 Residential Sales (2015, Residential Databank)
 - New Construction Average Sale Price: \$338,777
 - Existing Home Median Sale Price \$244,408
- 2015 Residential & Commercial Building Permits
 - Permits Issued: 141 issued (+3.56% over 2014)
 - Value: \$37,900,431 (+20% over 2014)

Source: US Census Bureau, 2014-2015 Estimates, and Isle of Wight County Sales and Building Permit Data

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New Business Licenses

	2015	2014
Isle of Wight County	154	133
Town of Smithfield	70	61
Town of Windsor	31	24

Sources: Isle of Wight County Commissioner of Revenue, Town of Smithfield, Town of Windsor



Revenue Increases Fiscal Year 2015

\$4,052,509 (+15% over 2014):
Machinery & Tools Tax

\$5,703,887 (+17.3% over 2014):
Commercial Real Estate Tax

\$2,128,364 (+5.3% over 2014):
Retail Sales Tax

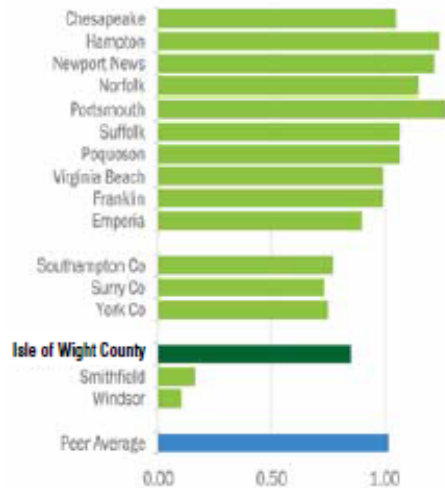
Source: Isle of Wight County Commissioner of Revenue

Isle of Wight County Employment By Sector

Manufacturing	28.5%
Retail Trade	8.3%
Accommodation and Food Services	7.7%
Health Care and Social Assistance	7.5%
Wholesale Trade	6.2%
Transportation and Warehousing	5.0%
Public Administration	5.0%
Construction	4.2%
Administrative and Support and Waste Management	4.1%
Professional, Scientific and Technical Services	3.6%
Other Services (except Public Administration)	3.5%
Finance and Insurance	2.0%
Agriculture, Forestry, Fishing and Hunting	1.9%
Management of Companies and Enterprises	1.7%
Arts, Entertainment and Recreation	0.8%
Real Estate and Rental and Leasing	0.8%
Information	0.2%

Source: Virginia Employment Commission, 2nd Quarter 2015

Real Estate Tax Rate Peer Comparative



Source: FY2016 Approved Budget Documents



Residential & Commercial Building Permits

	2015	2014
Permits Issued	141	136
Value	\$37,900,431	\$31,526,899

Source: Isle of Wight County Inspectors Department



Home Value and Sale Prices

\$245,400: 2014 Median Home Value

\$244,408: 2015 Average Sale Price/Existing Homes (+10.5% over 2014)

\$338,777: 2015 Average Sale Price/New Construction Homes (-1.8% over 2014)

Sources: U.S. Census Bureau; Residential DataBank

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ISLE OF WIGHT HELPS BUSINESSES PUT DOWN ROOTS



The Economic Development staff meets with new and established businesses throughout the year and provides information on available programs and services.

Business Outreach and Advocacy ■ Staff reaches out to businesses via face-to-face meetings, new business welcome packets, phone calls, emails, events, newsletters, website and social media. Staff helps businesses navigate the development/permitting process by coordinating monthly pre-application meetings to let applicants get timely feedback on projects from Planning and Zoning, Inspections, Utilities, Stormwater and Economic Development representatives.

Marketing ■ Economic Development helps promote local businesses with a Small Business Spotlight feature in the monthly newsletter. Staff also developed a free Online Business Directory on the Economic Development website to highlight and support local business and retail services within the County.

Business Resources ■ Staff maintains close ties with professionals who provide counseling and support services. Economic Development continues to help financially support the Small Business Development Center of Hampton Roads, which provides business planning, marketing and financial planning services to startups and existing businesses. In 2015, the SBDC directly helped 11 clients in Isle of Wight.

Expansion and Relocation Assistance ■ Staff maintains a database of available commercial properties and assists new and expanding businesses find the best location for their business. In 2015, staff researched sites and buildings for 45 companies.

Networking and Education ■ Staff promotes regional small business workshops and also hosts events with State and regional partners.

Incentive Grants Awarded

ST Tissue LLC Awarded Local Enterprise Zone Incentives

In 2015, ST Tissue LLC, a recycled tissue manufacturer co-located on the International Paper property, was awarded local Enterprise Zone machinery and tools tax and job creation grants totaling \$76,650.

\$445,000

APPROVED LOCAL
INCENTIVES/GRANTS
AWARDED IN 2015

Economic Development Incentive Grant

In 2015, Keurig Green Mountain, Franklin Lumber, ST Tissue and Montague Farms received Economic Development Incentive Grants (EDIG) totaling \$368,200. Incentive grants enhance Isle of Wight's ability to encourage new businesses to locate in the County, and to influence existing businesses to remain or expand their operations. The Board of Supervisors may grant qualified prospective businesses or developers a cash grant up to five years value of the machinery and tools taxes they have paid.

Workforce Development Initiative Launched

Isle of Wight County Economic Development and Isle of Wight County Schools partnered to launch a workforce development working group. The goal is to create a countywide program that supports the workforce training efforts of new and existing businesses to position Isle of Wight County as the premier destination for business growth. Smithfield Foods, Keurig Green Mountain, International Paper and Cost Plus World Market provided feedback on skillsets needed for employment. New programs such as Opportunity Inc.'s Career Access Network and the schools' STEM initiative were identified and promoted.

Workforce Development Working Group Participants

- Isle of Wight County Economic Development
- Isle of Wight County Schools
- Paul D. Camp Community College
- The Pruden Center for Industry and Technology
- Opportunity Inc.
- Blackwater Regional Library
- Isle of Wight-Smithfield-Windsor Chamber of Commerce
- Smithfield Foods
- Keurig Green Mountain
- International Paper
- Cost Plus World Market

In the Headlines

Smithfield Foods CEO C. Larry Pope Retires at Year-End 2015

In November 2015, Smithfield Foods announced that C. Larry Pope, chief executive officer, would retire at year's end after 35 years with the company. Kenneth M. Sullivan, Smithfield's president and chief operating officer, succeeded him. 2014 and 2015 were the two best years in Smithfield's history for financial performance.

"It's been a great ride." – Larry Pope, CEO of Smithfield Foods

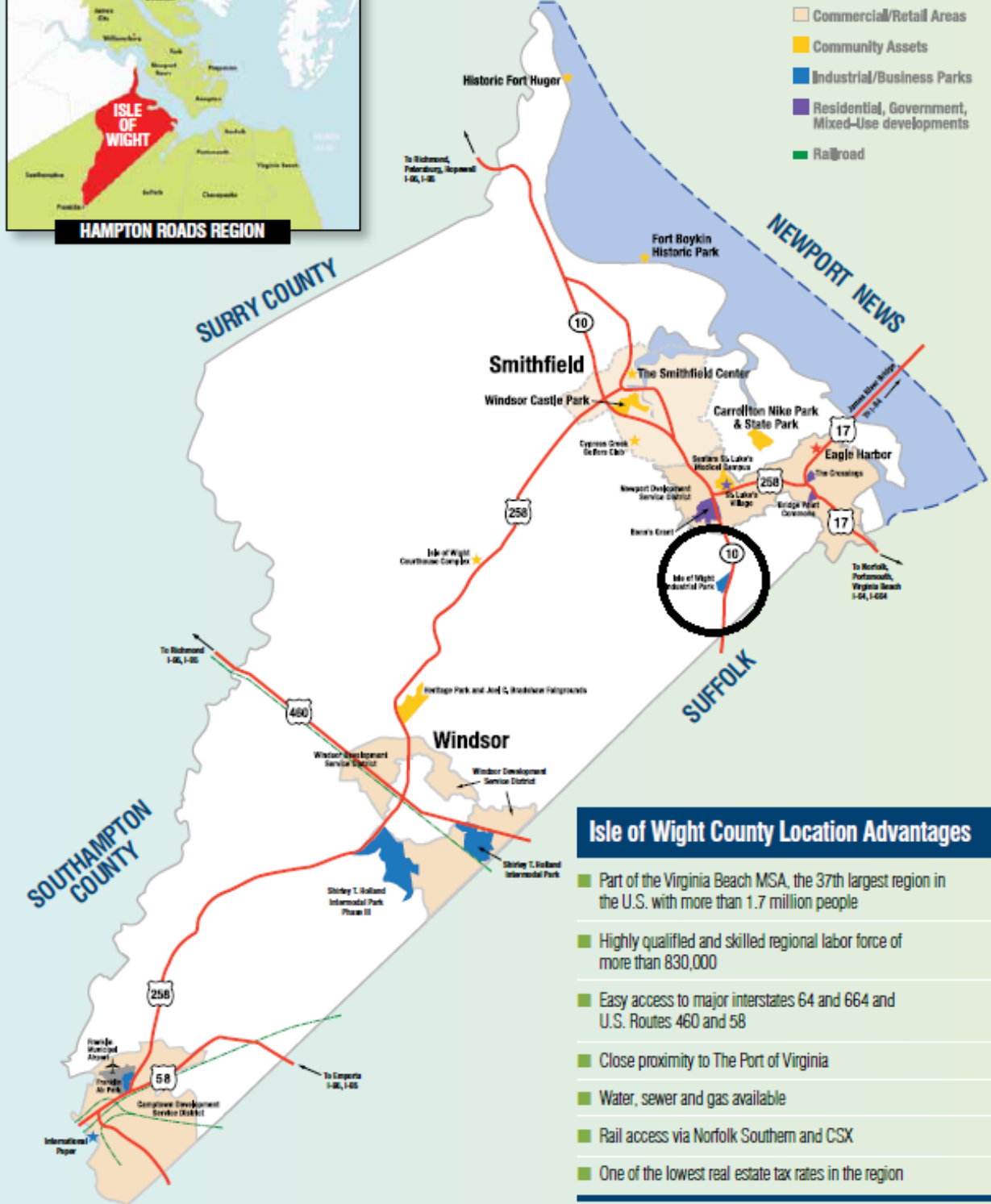
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HAMPTON ROADS REGION



Isle of Wight County Location Advantages

- Part of the Virginia Beach MSA, the 37th largest region in the U.S. with more than 1.7 million people
- Highly qualified and skilled regional labor force of more than 830,000
- Easy access to major interstates 64 and 664 and U.S. Routes 460 and 58
- Close proximity to The Port of Virginia
- Water, sewer and gas available
- Rail access via Norfolk Southern and CSX
- One of the lowest real estate tax rates in the region

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Table 1

Table of Permissible Uses

TABLE OF PERMISSIBLE USES

Use Descriptions	RAC	RR	VC	NC	SE	SR	UR	LC	GC	LI	GI	GIC	PDR	PDMH	PDPC	PDMX	PDIP
AGRICULTURAL USE TYPES																	
Agricultural Crop Service Tower and Antenna (*)	P	C	P	C													
Agricultural Farm Equipment Sales and Service	C		C					P	P	P	P	P			P	C	P
Agricultural Farm Product Processing, Warehousing and Distribution Service	P		P					C		P	P	P			P		P
Agricultural Feed Seed and Farm Supply Service	C		P					P	P	P	P	P			P	C	P
Agricultural Service/Agent	P	P	P					P	P	P	P	P			P		P
Agriculture	P	P	P	C						C	C	C					C
Agritourism (See Part 2A)	P	P	P														
Aquaculture	P	CP	CP	PC					C	C	C	C					C
Aquaculture, Waterfront Business	C	C	P						C	C	C	C					C
Commercial Feedlot (*)	P		C							C	P	C					C
Fair, Agricultural	P		C														
Farm Employee Housing (*)	C	C	C														
Farmer's Market	P		P					P	P				P			P	
Forestry Operation, Silvicultural and/or Timbering (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Greenhouse, Commercial and/or Nursery																	
• In conjunction with residence	P	C	P	C	C												
• Not in conjunction with residence	P		P					P	P	P	P	P			P	C	P
Greenhouse, Private	P	P	P	CP	P	C	C	C	C				C			C	

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Use Descriptions	RAC	RR	VC	NC	SE	SR	UR	LC	GC	LI	GI	GIC	PDR	PDMH	PDCP	PDMX	PDIP
Livestock Auction Market (*)	P		C						€	C	P	C			C		P
Reptile Breeding (*)	C									C	C						
Sawmill (*)	P							C	C	€P	P	P					C
Stable, Commercial (*)																	
▪ In conjunction with residence	P	C	C	C	C								C			C	
▪ Not in conjunction with residence	P		C					C	C							€	
Stable, Private (*)	P	P	C	C	C								C			€	
Viticulture	P	P	P	C						C	C	C					C
Wayside Stand (*)	P	P	P	C													
RESIDENTIAL USE TYPES																	
Accessory Apartment (*)																	
• Residential Accessory Apartment	P	P	€P*	C	€P*	C	C						€P*			€P*	
• Commercial Accessory Apartment			C					P	P				P		C	P	
Boathouse (*)	P	P	P	P	P	P	C						C				C
Community Recreation (*)		C		C	C	C	C						P	P			P
Condominium (*)				C			P						P				P
Dwelling, Multifamily Conversion (*)	C		C	C	C	C	P						C				C
Dwelling, Single Family	P	P	P	P	P	P	P						P				P
Dwelling, Single Family, Farm	P																

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Use Descriptions	RAC	RR	VC	NC	SE	SR	UR	LC	GC	LI	GI	GIC	PDR	PDMH	PDCP	PDMX	PDIP
Dwelling Two-Family Duplex (*)	C	C	C	C		P	P						EP			EP	
Family Day Care Home (*)	P	P	P	P	P	P	P						P	P		P	
Group Home	P	P	P	P	P	P	P	C					PC			C	
Guest House (*)	P	P		C	C												
Home Occupation, Type I (*)	P	P	P	P	P	P	P						P	P		P	
Home Occupation, Type II (*)	P	P	C	C													
Kennel, Private (*)	P	P															
Manufactured Home, Class A (*)	P	P	C											P			
Manufactured Home, Class B (*)	P													P			
Manufactured Home, Class C																	
Manufactured Home, Family Member Residence (*)	P																
Manufactured Home, Temporary Residence (*)	P																
Manufactured Home Park														P			
Manufactured Home Subdivision														P			
Multifamily Dwelling (*)			C	E		C	P	E					P			P	
Temporary Emergency Housing (*)	P	P	P	P	P	P	P						P			P	
Townhouse (*)			C	C		C	P						P			P	
CIVIC USE TYPES																	
Administrative Service	EP		P					P	P	P	P	P			P	P	P
Adult Care Center (*)	C		C					C	P	P	P	P	C	E	P	C	EP
Assisted Living Facility	C		C					C	EP				C			C	
Cemetery (*)																	

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Use Descriptions	RAC	RR	VC	NC	SE	SR	UR	LC	GC	LI	GI	GIC	PDR	PDMH	PDCP	PDMX	PDIP
• Animal	C	C	C	C													
• Church	C	C	C	C	C	C	C	PC	C				C			C	
• Private	PC	C	C	C				C	C	C					C	PC	C
• Public	C	C	C	C				C	C	C					C	C	C
Child Care Center (*)	C	C	C	C	C			EP	P	P	P	P	C	€	P	C	C
Child Care Institution (*)	C	C	C					C	PC				C			C	
Club	C	C	C	C	C	C	C	EP	P				C		EP	C	€
Community Center (*)	C		P					P	P				P		P	P	
Correctional Facility	C										C	C					C
Crisis Center	C	C	C					P	P						P		
Cultural Service	C	C	EP	C	C	C	C	EP	P				P			P	
Educational Facility College/ University	C							C	C				C		C	C	
Educational Facility Primary/Secondary (*)	C	C	C	C	C	C	EP	P	P				P		P	P	
Halfway House	C	C	C	C	C	C	C	P					C			C	
Life Care Facility	C	C	C	C	C	C	EP	P	P				EP			EP	
Modular Classroom (*)	P	P	P	P	P	P	P	P	P				P		P	P	
Nursing Home (*)	C	C	C	C	C	C	C	P	P				EP		P	EP	
Park & Ride Facility	P		C					P	P	P	P	P	C	C	P	C	P
Post Office	P		P		C	C	C	P	P				P		P	EP	
Public Sports/Event Facility Assembly	C		C					C	P	P					P	C	P
Public Maintenance & Service Facility (*)	C		C					C	C	P	P	P			P		P
Public Park & Recreational Area (*)	EP	EP	EP	EP	EP	EP	EP	P	P				EP			P	
Public Safety Service	P	C	EP	C	C	C	C	P	P	P	P	P	C		P	P	P
Religious Assembly (*)	C	C	C	C	C	C	C	PC	C				C			C	
Rehabilitation Service			C					P	P						P	P	
Transit Station	C		C					C	P	P	P	P			P	P	P
Utility Service/Major (*)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Utility Service/Minor (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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OFFICE USE TYPES																	
Financial Institution			C					P	P						P	P	
General Office			C				C	P	P	P		P			P	P	C
Laboratory			C					EP	EP	P	P				EP	C	P
Medical Office	E	E	C				C	P	P						P	C	
COMMERCIAL USE TYPES																	
Adult Entertainment Establishment (*)											PC						
Antique Shop (*)	C		C					P	P						P	P	
Auction Establishment	C		C					C	P	P	P	P			P		P
Bed & Breakfast (*)	C	C	EP	C	C	C	C	PC	PC				C			PC	
Boarding House	C	C	C	C	C	C	C	P					C			C	
Boating and Fishing Facilities	C		C					C	C	C	P	P			P	C	P
Business Support Service								P	P	C					P	P	P
Business or Trade School	C		C					C	P	P	P	P			EP	C	EP
Campground (*)	C																
Campground, Workforce (*)	C																
Car Wash			C					EP	EP	P	P				EP	C	
Catering								C	P						P	C	
Commercial Equipment Repair, Accessory to Dwelling (*)	EP	C	P	C	C	C											
Commercial Indoor Amusement			C					C	P	P					C	C	
Commercial Indoor Entertainment			C					C	P	P			C		P	C	
Commercial Indoor Sports & Recreation (*)	C		C				C	P	P	P			C		P	C	P
Commercial Outdoor Entertainment/Sports & Recreation (*)	C							C	C	C	C		E		C	C	C

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Commercial Outdoor Swimming Pool & Tennis Facility (*)	C	C	C	C	C	C	C	C	C				C		C	C	
Construction Office, Temporary (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Construction Sales & Service								C	P	P	P	P			C		P
Contractor Office and Storage Facility (*)	C		C					C	P	P	P	P			P		P
Convenience Store (*)	C		C					C	C	P	P			€	C	C	P
Crematorium (*)	C		C					C	C	C					C		C
Dance Hall								C	C	C							
Equipment Sales & Rental	C								C	P	P	P			C		P
Event Center	C		P					P	P						P	P	
Flea Market (*)	C		C					C	C	C	C						
Funeral Home (*)	C		C					P	P	C					P	C	
Garden Center (*)	C		C					P	P	P	P	P			P	P	P
Gasoline Station (*)	C		C					C	C	C	C				PC	C	PC
General Store, Country	C	C	P	C													
Golf Course (*)	C	C	C	C	C	C	C	€P	P				€P		P	P	
Golf Driving Range (*)	C		C	€				P	€P	P					P	C	
Hospital								C	P						C	C	
Hospital, Special Care								C	C						C	C	
Hotel/Motel/Motor Lodge/Inn			C					C	P	C					P	C	C
Kennel, Commercial (*)	C							C	C	C	C				C	€	C
Laundry									C	P	P						P
Lawn and Garden Services	P							P	P	P	P						P
Manufactured Home Sales									C	C					C		

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Marina (*)	C	C	C	C	C	C	C	C	P	C			C		P	C	P
Medical Clinic			C					C	P				€		C	C	
Micro-Brewery, Distillery, Cidery (*)								C	P	P	P	P			P	P	P
Mini-Warehouse (*)								C	C	P	P	P		€	P	€	P
Motor Vehicle Dealership/New (*)								C	P						P		
Motor Vehicle Dealership/Used (*)								C	C						C		
Motor Vehicle/Outdoor Storage									C	P	P	P		€	C	€	€P
Motor Vehicle Parts/Supply, Retail (*)			C					P	P	P	P				P	P	P
Motor Vehicle/Rental (*)								C	P	P	P				P		P
Motor Vehicle Repair Service/Major (*)			€					C	€P	P	P				C		P
Motor Vehicle Repair Service/Minor (*)			C					C	P	P	P				C	C	P
Pawn Shop								C	P	P							
Personal Improvement Service			C					P	P	C					P	P	P
Personal Service			C					P	P	C					P	P	P
Real Estate Office, Temporary	P	P	P	P	P	P	P	P					P	P		P	
Recreational Vehicle Sales & Service								C	C						C		
Restaurant, Drive-In Fast Food (*)			C				€	C	P	C				€	P	P	P
Restaurant, General			C				C	C	P	C					P	P	P
Retail Sales			C				C	€P	P	P					P	P	
Studio, Fine Arts	C		C				C	€P	P	P					P	P	
Tattoo Parlor								C	P	P	P				P	C	P
Taxidermy (*)	P		C					C	P	P	P						
Truck Stop								C	C	P	P						P
Veterinary Hospital/	P		C				P	P	P						P	P	

Table 1

Table of Permissible Uses

Use Descriptions	RAC	RR	VC	NC	SE	SR	UR	LC	GC	LI	GI	GIC	PDR	PDMH	PDCP	PDMX	PDIP
Clinic																	
Wholesale Sales	C		C					P	P	P	P	P			P	P	P
INDUSTRIAL USE TYPES																	
Abattoir or Livestock Processing (*)	C										C	P					C
Asphalt Plant (*)											C	C					C
Brewery, Distillery, Cidery										P	P	P					P
Construction Yard (*)	C		€					€	PC	P	P	P			C	€	P
Custom Manufacturing	C		C					C	P	P	P				€P	C	P
Industry, Type I	C									P	P	P			C		P
Industry, Type II										C	P	P					P
Industry, Type III											C	C					C
Landfill, Industrial (*)	C									C	C	C					
Landfill, Rubble (*)	C							€	€	C	C	C					C
Landfill, Sanitary (*)	C																
Meat Packing											P	P					P
Recycling Center (*)	C								€	P	P	P					P
Convenience Center Refuse & Recycling Center	C		C						C	P	P	P			C		P
Resource Extraction (*)	C										C	C					C
Scrap & Salvage Service (*)	C									C	C	C					C
Shipping Container (*)										P	P	P					P
Towing Service Storage Yard (*)										C	C	C					
Transfer Station	C									P	P	P					P
Warehousing & Distribution	C									P	P	P					P
MISCELLANEOUS USE TYPES																	
Amateur Radio Tower (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Aviation Facility, Commercial (*)	C										C	C					C
Aviation Facility,	C										C	C			C	€	C

Table 1

Table of Permissible Uses

Use Descriptions	RAC	RR	VC	NC	SE	SR	UR	LC	GC	LI	GI	GIC	PDR	PDMH	PDCP	PDMX	PDIP
General (*)																	
Aviation Facility, Private (*)	C	C				€					C	C			C	€	C
Communication Tower (*)	C	C	C	C				C	C	C	C	C			C	C	C
Composting System, Confined Vegetative Waste or Yard (*)	C																
Hunt Club	P		C														
Parking Facility, Surface/Structure								C	C	C	C	C			C	C	P
Reconstructed Wetland (*)	€P	C	C	C	C	C	C	C	C	C	C	C	€P	C	C	€P	C
Shooting Range, Outdoor (*)	C										C	C					C
Turkey Shoot (*)	P										C	C					C
END TABLE OF PERMISSIBLE USES																	



Property is outlined in blue.

*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.*

Campana Waltz
Commercial Real Estate, LLC

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