OFFERING MEMORANDUM

13 EAST 9TH STREET | GREENWICH VILLAGE, NY 10003

GOLD COAST MULTIFAMILY TOWNHOUSE | GARDEN LIVING IN THE HEART OF THE VILLAGE | STRONG IN PLACE INCOME

MATTHEWS™





THE OPPORTUNITY

Spanning 6,702 square feet, 13 East 9th Street is a distinguished multifamily townhouse situated in the prestigious “Gold Coast” of Greenwich Village. This historic property currently comprises six residential units, five of which are free market and one rent-stabilized, offering a blend of flexible rental income potential and historic charm. Each unit within the building boasts high ceilings and original architectural details, preserving the character of the townhouse while providing modern living comforts. Recent renovations have thoughtfully updated the spaces, including the addition of Chevron hardwood floors, upgraded plumbing and electrical systems, and modernized bathrooms.

The garden duplex stands out with its spacious layout, featuring a chef’s kitchen equipped with high-end appliances such as a Sub-Zero refrigerator, Viking range, and wine cooler, making it perfect for gourmet cooking and entertaining. French doors open from the living area to a private, lush garden, offering a rare indoor-outdoor living experience in the heart of Manhattan. The upper units are equally impressive, with expansive windows that flood the space with natural light, and some offering en-suite bathrooms with marble finishes and walk-in closets.

A unique highlight of this property is the additional 2,608 square feet of air rights available, pending Landmarks Committee approval. This presents an exceptional opportunity for future expansion or redevelopment, significantly enhancing the property’s value and growth potential. The units are currently rented on a furnished short-term basis, maximizing income while providing flexibility for future development or luxury conversion. Located just off the Gold Coast, this property benefits from proximity to upscale amenities, cultural landmarks, and renowned educational institutions, making it an attractive investment opportunity with both immediate income potential and long-term value. Whether maintaining its current configuration or exploring the possibilities of a luxury townhouse conversion, 13 East 9th Street is poised to deliver substantial returns in one of New York City’s most coveted neighborhoods.

INVESTMENT HIGHLIGHTS

ASKING PRICE: $8,900,000

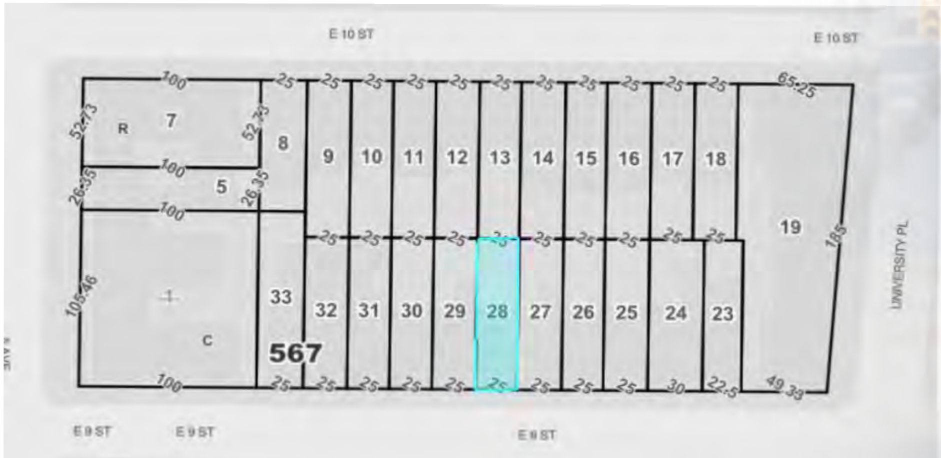
WELCOME TO 13 EAST 9TH STREET, a rare opportunity for transformation in one of New York City's most dynamic neighborhoods.

- Additional 1,232 square feet of air rights can be used, pending landmark contingent upon Landmark Preservation's Commission approval
    - o Opportunity for expansion of current units or additional units
    - o Opportunity for redevelopment into high-end single-family townhome
    - o The property is currently configured as 6 units and is tax class 2a protected
- Ownership is currently operating the property as monthly furnished rentals
- Appeals to buyers seeking sophistication and exclusivity in the "Gold Coast" of Manhattan
- Close to upscale amenities, cultural landmarks, and renowned educational institutions

PROPERTY INFORMATION

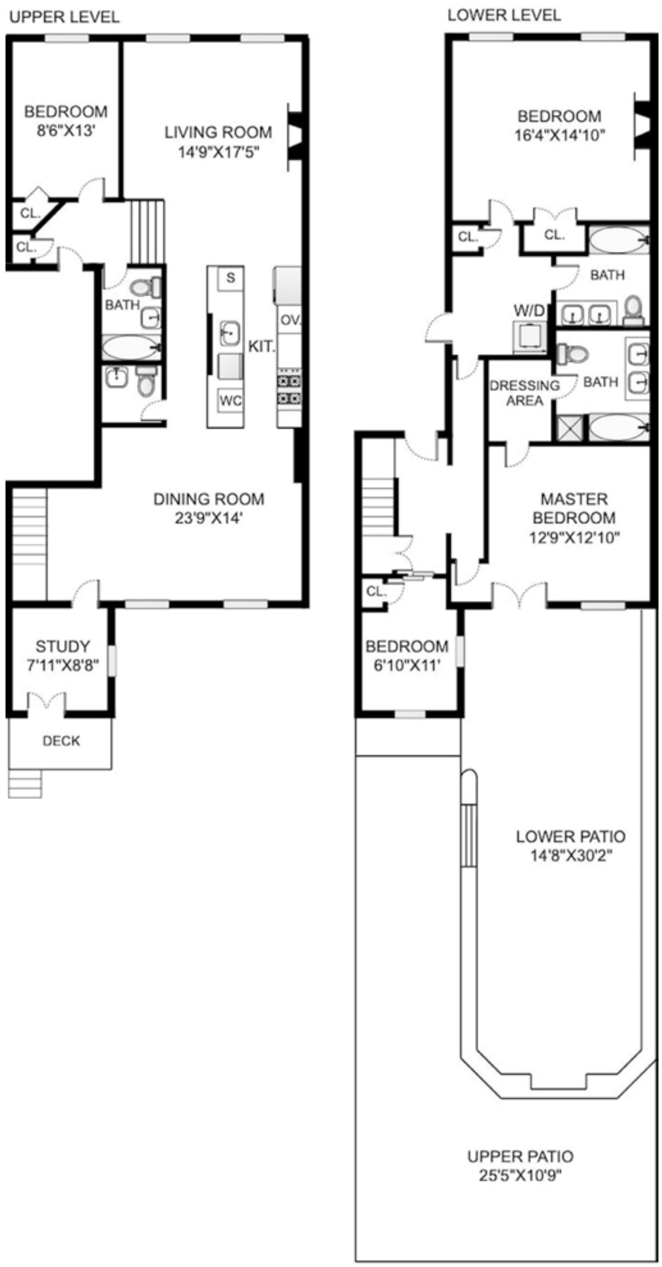
Address:	13 East 9th Street
Location:	Located on the North side of East 9th Street between Fifth Avenue and University Place
Block:	567
Lot:	28
Lot Dimensions:	25' x 92.25'
Building Dimensions:	25' x 51.5'
Stories:	5
Gross Square Footage:	±6,702 SF
Zoning:	R7-2
Lot Size:	±2,306 SF
Assessment (26/27):	$837,278
Tax Rate:	12.4390%
Taxes (26/27):	$104,149

TAX MAP



RENT ROLL

				CURRENT RENTS		
UNIT	TYPE	LEASE EXPIRATION	NSF	RENT	RENT/SF	ANNUAL RENT
Duplex	3 Bed	10/6/27	2,295	$23,500	$123	$282,000
3F	1 Bed	10/1/26	574	$5,500	$115	$66,000
3R	1 Bed	7/31/27	574	$6,400	$134	$76,800
4F*	RC	N/A	574	$1,078	$23	$12,936
4R	1 Bed	MTM	574	$5,800	$121	$69,600
5	2 Bed	Owner Occupied	1,148	$10,000	$105	$120,000
TOTAL:			**5,738**	**$52,278**	**$109**	**$627,336**



EXPENSES

REVENUE		CURRENT RENTS
Potential Gross Income:		**$627,336**
Vacancy & Credit Loss:	**7.5%**	**-$47,050**
Effective Gross Income:		**$580,286**

GSF:	6,702
NSF:	5,738
UNITS:	6

EXPENSES (ESTIMATED)	MATTHEWS™ METRICS	PROJECTED-1	$/SF	$/UNIT
Real Estate Taxes (26/27)	*Full Taxes*	$104,149	$15.54	$17,358
Insurance	*$2.50 / GSF*	$16,754	$2.50	$2,792
Water & Sewer	*$850 / Unit*	$5,100	$0.76	$850
Heating Fuel	*$850 / Unit*	$5,100	$0.76	$850
Electric (Common)	*$0.25 / GSF*	$1,675	$0.25	$279
Repairs & Maintenance	*$750 / Unit*	$4,500	$0.67	$750
Superintendent	*$500 / Month*	$6,000	$0.90	$1,000
Management	*2.5% of EGI*	$14,507	$2.16	$2,418
Total:		**$157,785**	**$23.54**	**$26,298**
	Exp. Ratio:	27.19%		
	Tax Ratio:	17.95%		

Effective Gross Income:	**$580,286**
Less Expenses:	**$157,785**
Net Operating Income:	**$422,501**

ZONING INFORMATION

Quality Housing Regulations

The optional Quality Housing regulations in R7 districts utilize height limits to produce lower, high lot coverage buildings set at or near the street line. With floor area ratios that are equal to or greater than can be achieved in height factor buildings, the optional Quality Housing regulations produce new buildings in keeping with the scale of many traditional neighborhoods in the East Village and upper Manhattan, the west Bronx, and sections of Queens and Brooklyn.

Harlem, Manhattan

The optional Quality Housing regulations for buildings on ***wide streets*** outside the ***Manhattan Core*** are the same as in R7A districts. The maximum FAR is 4.0 and the ***base height*** before ***setback*** is 40 to 75 feet with a maximum building height of 80 feet, or 85 feet if providing a ***qualifying ground floor***. The maximum FAR on ***narrow streets*** and within the Manhattan Core is 3.44, and the base height before setback is 40 to 65 feet with a maximum building height of 75 feet. The area between a building's street wall and the street line must be planted, and the building must have interior amenities for residents pursuant to the Quality Housing Program.

Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for ***income-restricted housing units*** (IRHU) and are further modified in certain areas, such as within the ***Transit Zone*** and the Manhattan Core, or for lots less than 15,000 square feet in R7-1 districts. Off-street parking requirements can be waived if 5 or fewer parking spaces are required in R7-1 districts, or if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less in R7-2 districts.

Higher maximum FAR and heights are available for buildings participating in the ***Inclusionary Housing Program*** or that provide certain senior facilities.

Medium-Density Non-Contextual Residence District

R7 QH		Lot Area min.	Lot Width min.	Rear Yard min.	Lot Coverage max. Corner	Lot Coverage max. Other Lot	FAR max.	Base Height min.–max.	Building Height max. (w/QGF)	# of Stories max. (w/QGF)	DU Factor	Required Parking min. Basic	Required Parking min. IRHU
Basic	Narrow Street	1,700 sf	18 ft	30 ft	100%	65%	3.44	40-65 ft	75 ft	n/a	680	50% of DU	15% of IRHU
	Wide Street						4.00	40-75 ft	80 (85) ft	n/a (8)			
Inclusionary							4.60	40-75 ft	135 ft	13			

ZONING INFORMATION

Height Factor Regulations

Brighton Beach, Brooklyn

Height factor buildings are often set back from the street and surrounded by ***open space*** and on-site parking. The ***floor area ratio*** (FAR) in R7 districts ranges from 0.87 to a high of 3.44; the ***open space ratio (OSR)*** (OSR) ranges from 15.5 to 25.5. As in other non-contextual districts, a taller building may be obtained by providing more open space. For example, 76% of the zoning lot with a 14-story building must be open space (3.44 FAR × 22.0 OSR). The maximum FAR is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. The building must be set within a ***sky exposure plane*** which, in R7 districts, begins at a height of 60 feet above the ***street line*** and then slopes inward over the zoning lot.

Off-street parking is generally required for 60 percent of a building's dwelling units in an R7-1 district and 50 percent in an R7-2 district, but requirements are lower for ***income-restricted housing units*** (IRHU) and are further modified in certain areas, such as within the ***Transit Zone*** and the ***Manhattan Core***, or for lots less than 15,000 square feet in R7-1 districts. Off-street parking requirements can be waived if 5 or fewer parking spaces are required in R7-1 districts, or if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less in R7-2 districts.

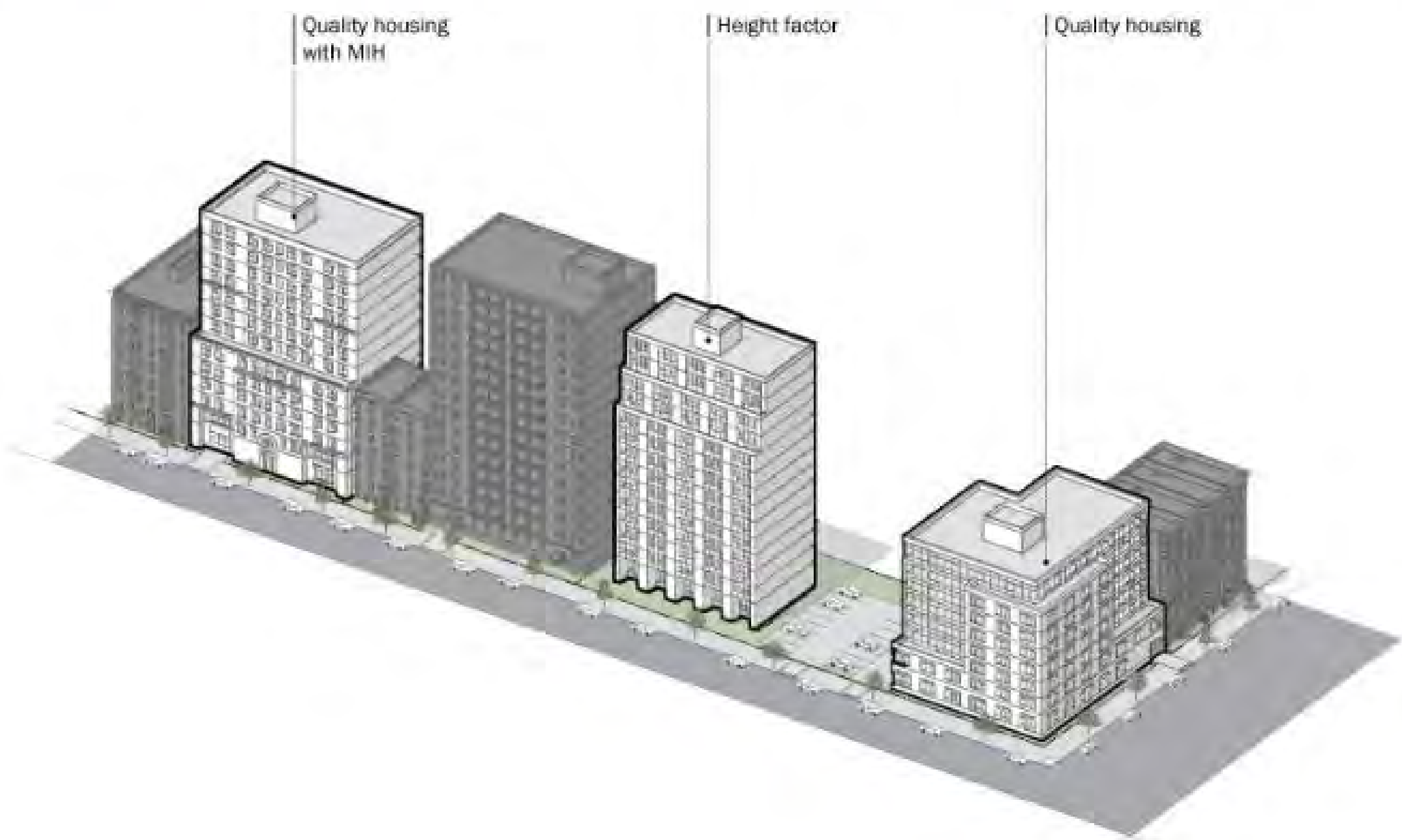
Medium-Density Non-Contextual Residence District

R7		FAR	Open Space Ratio	Sky Exposure Plane	DU Factor	Required Parking		
						Basic		IRHU
		max.	range			min.		
Height Factor	Basic	0.87-3.44	15.5-25.5	Starts at 60 ft	680	60% R7-1	50% R7-2	15% of IRHU

ZONING INFORMATION

R7 districts are medium-density apartment house districts mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less ***lot coverage***. As an alternative, developers may choose the optional ***Quality Housing*** regulations to build lower buildings with greater lot coverage.

Regulations for residential development in R7-1 and R7-2 districts are essentially the same except that R7-2 districts, which are mapped primarily in upper Manhattan, have lower parking requirements.



NEIGHBORHOOD OVERVIEW

The New York Times

C.J. Hughes | February 18, 2024

LIVING ALONG LOWER FIFTH AVENUE

A Timelessness for Seven Blocks

The marble Washington Square Arch was designed by Stanford White whose imprint is seen throughout the seven-block Greenwich Village enclave.
Nicole Bengiveno/The New York Times

Anybody who's had a hard time remembering what store used to be on a certain corner, despite having walked past it every day for years, may understand how ephemeral New York can be, even when it comes to landmarks etched in stone.

One place to go to ward off those kinds of memory lapses is the seven-block stretch of Fifth Avenue between 14th Street and Washington Square Park in downtown Manhattan.

This well-kept neighborhood-within-a-neighborhood, whose residents tend to cite the avenue as their address rather than the encompassing Greenwich Village, looks very similar to the way it did in the early-20th century — if one squints away modern cars and traffic lights.are at least 30 acres and meet certain other requirements, including a site plan and a minimum amount of open space.

Some of its terra-cotta-trimmed high-rises, clearly proud of that timelessness, have hung on to the marquees and lobby desks they had in their earliest life as hotels, though apartments are now inside. Stone-lined alleyways have remained in place, too. Early this month, the Salmagundi Art Club, at East 12th Street, was hung with monochromatic paintings, just as it has been since 1878, when the annual black-and-white exhibition was inaugurated. And across the street at the brownstone First Presbyterian Church, organs regularly rumble, as they have for more than a century.

Nicknamed the Gold Coast, and perhaps the inspiration for the many others that have followed, the strip has also retained its ambience of exclusivity — though that need not put it out of reach, according to Amanda Ryman, a resident.

Ms. Ryman's building, a 17-story former hotel with 420 units designed by Emery Roth, is convenient to New York University, where she is studying to be a dietitian. There are few views that compare to the one she takes in during walks to class: the Empire State Building, anchoring a farther-off section of Fifth, and Washington Square Park's arch, to her right in the foreground.

In 2012, a few months after graduating from college, Ms. Ryman, with her parents' help, bought a wood-floored 370-square-foot-studio for $350,000 at 24 Fifth Avenue; after a thorough rent-versus-buy calculation, the family figured ownership was the smartest move, she said.

Nothing in Murray Hill, where many of her friends wound up after college, really comes close, Ms. Ryman added. "It's homey, less concrete jungle and more residential," she said. "It feels like an authentic New York place." The increasing numbers of young people carrying books — the New School, nearby, has recently widened its footprint — infuse the atmosphere with vitality. Their presence helps keep streets safe, says Marilyn Weigner, who has lived at the Brevoort on lower Fifth since 1979.

Named for a once-powerful Dutch landowner, the beige-brick complex, a rare postwar on the street, has 270 units. Her current two-bedroom cost $450,000 in 1982, and she and her late husband, Arthur, spent $300,000 renovating. Today, Ms. Weigner thinks, it could sell for $3.5 million.

Another big asset of the area's 20-somethings, said Ms. Weigner, who works as a real estate broker: "People like to go where there is youth, and there is tremendous youth in the area."

What You'll Find

It begins in the turbulence of 14th Street, but lower Fifth seems much quieter than the avenue as it transects Manhattan farther north; having that effective dead-end at Washington Square helps.

Its buildings in general have a higher profile than those in much of the townhouse-and-tenement Village — they are around a dozen stories high, in most cases. They have doormen, too.

Much of this area is in a historic district, Manhattan's first when created in 1969. One legacy is a line of no-nonsense red-brick co-ops atop limestone bases, built well before World War II. Another is found in those onetime hotels — like the desk in the dark-wood lobby at One Fifth, an Art Deco gem that tapers to a point. Then there is the ghost of the Hotel Grosvenor, at No. 35, now Rubin Hall, a New York University dorm.

Stanford White was busy here, with and without his firm. In addition to the Washington Square Arch, his imprint is seen in renovations to the Presbyterian church, as well as to the nearby Church of the Ascension. Salmagundi claimed him as a member. Some modern development arrived before the historic designation. Besides the Brevoort, examples include Two Fifth Avenue, a white-brick colossus with a semicircular driveway and many terraces enjoying park views. A long-stalled four-unit condominium, still surrounded by a construction fence, gleams at No. 61. Institutions of higher learning are spreading out. In 2010, New York University bought the longtime home of Forbes magazine, at No. 60, for $65 million; the building is set to empty out this year. And the New School's University Center, a brass-and-glass tower at East 13th Street, recently opened as well, joining Cardozo Law School.

NEIGHBORHOOD OVERVIEW

The New York Times

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What You'll Pay

In mid-February 30 condos and co-ops were listed on lower Fifth, and in buildings of similar size and pedigree on its side blocks, at an average of $1.88 million, according to Streeteasy.com.

At the high end was a duplex at Two Fifth, with five bedrooms, four baths and terraces on both levels, but in need of renovation, at $6.5 million, the data show; the most affordable was a studio at 24 Fifth, with parquet floors and beamed ceilings, at $359,000.

Brokers say that the area, because it's so well established, is prepared for weathering ups and downs. There is evidence to back up that assertion: Prices were never really in free fall here after the financial crash, though activity has clearly picked up since.

In 2009, the neighborhood saw 76 sales, at an average price of $1.45 million, according to Streeteasy; in 2013, there were 140, at an average of $1.84 million.

"I think tradition wins out," said Kenneth Barkoff, a broker with Barkoff Residential who is busy in the area. "People still want to pay for traditional. Those kinds of glassy condos are great, but if you are looking for true value, stick with the center of town."

What to Do

Otto, named in Italian for its address on East Eighth Street, is in the base of One Fifth. Hu Kitchen, which was recently advertising wild meatloaf and black mulberry kombucha, is at No. 78.
But many residents strike out east or west into denser retail areas; University Place has collegiate-flavor restaurants, while the Avenue of the Americas offers gourmet groceries at Lifethyme Natural Market and Citarella.

A pair of small theaters, Cinema Village (East 12th) and the Quad Cinema, (West 13th), are close by.

The Schools

The area is zoned for two top-ranked public elementary schools: No. 41, on West 11th Street, got an A from the city on its most recent report card. And No. 3, on Hudson Street, received an A. Simon Baruch, a middle school on East 21st Street, received an A. Chelsea Career and Technical Education High School is an option for high school. SAT averages in 2012 were 399 in reading, 418 in math, and 390 in writing, versus 434, 461, and 430 citywide.

The Commute

The area is awash in options. Four bus lines ply the avenue — the M1, M2, M3 and M5 — and subway stops surround it, offering the following lines: A, C, E, F, M, B, D, L, N, R, 4, 5 and 6. PATH stations are also close by.

"Hands down the best reason to live here is that it's a transportation hub," said Arash Najafi, a resident. He arrived here in 2010, from a Hell's Kitchen share. His one-bedroom co-op at No. 45 cost $423,000. After a major renovation, he thinks it might be worth more than $600,000, based on a listing for a comparable apartment on his floor.

The History

Some of the area around the park was owned by Sailors' Snug Harbor, which was planned in the early 1800s as a retirement community for mariners. The organization built One Fifth and other buildings, with the revenue paying for a large complex on Staten Island that exists today as a park.

Source: nytimes.com

NEIGHBORHOOD OVERVIEW

NEIGHBORHOOD OVERVIEW

WASHINGTON SQUARE PARK A New York Icon of Culture and Community

Nestled in the heart of Greenwich Village, Washington Square Park is a vibrant oasis in New York City. Known for its striking arch and lively atmosphere, the park has been a cultural and social hub since its opening in the early 19th century.

The centerpiece of the park is the Washington Square Arch, a grand white marble monument dedicated to George Washington, which offers a picturesque backdrop to the bustling activity below. The park is a favorite gathering spot for musicians, street performers, and artists, creating an ever-changing canvas of creativity and expression.

Lush green lawns, playgrounds, and shaded benches provide a respite from the city's hustle and bustle, while the iconic fountain and chess tables invite both relaxation and playful competition. With its rich history of political activism and artistic expression, Washington Square Park remains a quintessential New York City landmark, embodying the spirit of community and creativity that defines Greenwich Village.

NEIGHBORHOOD OVERVIEW

UNION SQUARE A VIBRANT HUB OF ACTIVITY AND CULTURE

Located at the crossroads of downtown Manhattan, Union Square is a bustling epicenter of commerce, culture, and community. Known for its expansive open space and iconic statue of George Washington, the square has been a focal point of New York City life since the 19th century.

Union Square is renowned for its lively farmers' market, which offers fresh produce, artisanal goods, and local delicacies. The surrounding area is dotted with historic buildings, trendy shops, and diverse dining options, making it a vibrant destination for locals and visitors alike.

The park's central green space hosts various events, from political rallies and art fairs to outdoor performances and seasonal celebrations. With its rich history and dynamic atmosphere, Union Square remains a quintessential New York landmark where culture and community converge.

NEIGHBORHOOD OVERVIEW

NEW YORK UNIVERSITY (NYU) A GLOBAL HUB OF INNOVATION AND SCHOLARSHIP

Academic Excellence and Innovation

NYU boasts a wide array of academic offerings, with over 50 schools and colleges spanning disciplines from arts and sciences to business and law. The university is particularly renowned for its Tisch School of the Arts, which has produced numerous influential figures in film, theater, and television, and its Stern School of Business, recognized globally for its rigorous business education.

The university emphasizes research and innovation, encouraging interdisciplinary collaboration and fostering an environment where cutting-edge ideas can flourish. NYU's research centers and institutes contribute significantly to advancements in fields such as medicine, technology, and social sciences.

Global Influence and Urban Integration

NYU's location in Manhattan's Greenwich Village places it at the crossroads of culture and commerce. The university leverages its urban setting to offer students unparalleled opportunities for internships, networking, and cultural experiences. The vibrant neighborhood around NYU is home to historic landmarks, eclectic dining options, and a dynamic arts scene, enhancing the overall student experience.

New York University stands as a beacon of academic excellence and innovation, deeply intertwined with the cultural and intellectual fabric of New York City. Its commitment to research, global engagement, and diverse learning experiences makes it a leading institution in shaping the leaders and visionaries of tomorrow.

DUE DILIGENCE ITEMS

B Form 54D (Rev. 6/69)-33M-703756(70)

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

AMENDED **CERTIFICATE OF OCCUPANCY**

BOROUGH MANHATTAN DATE: MAY 11 1978 NO. 73460

This certificate ~~supersedes~~ Amends C.O. No. 19210 ZONING DISTRICT R 7-2

THIS CERTIFIES that the ~~new—altered—existing—building—premises~~ located at Block 567 Lot 23

13 East 9th Street

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING: DWELLING OR ROOMING UNITS	RESOLUTION: USE GROUP	BUILDING CODE: HABITABLE ROOMS	BUILDING CODE: OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.						Boiler room & storage.
Basement	40		½		3		½ Duplex.
1st	40		½		4		½ Apartment.
2nd	40		2				Two (2) Class "A" apartment
3rd	40		2				Two (2) Class "A" apartment.
4th	40		2				Two (2) Class "A" apartment

TOTAL: Amended Certificate of Occupancy
Seven (7) Apartments
Old-Code
This certificate amends Certificate of Occupancy #19210.
Change in use confined to basement & 1st floors.
"This certificate is predicated upon the final report of inspection dated May 8, 1978.

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

OPEN SPACE USES .... (SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Cornelius F. Dennis 5 — BOROUGH SUPERINTENDENT

George E. [illegible] — COMMISSIONER
ACTING COMMISSIONER

COPY

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **13 E 9th Street, New York, NY** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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EXCLUSIVELY LISTED BY

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