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Premium Residences Under Construction

Morningside Villas

Miami, Florida

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Morningside Villas

PROJECT INTRODUCTION CATALOG
OCTOBER 2025

Miami, Florida

In the Heart of Morningside, Close to Every Corner of Life

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The Comfort of the Future,
the Luxury of Today. Live Smart

Your First Step into Miami Luxury
Catch the Opportunity.

Who We Are

We are an international construction group have beeen developing projects in Türkiye and Saudi Arabia since 1959 and gathered all the experience and the expertise all over those years. As YDY Construction Inc., we are signing signature projects in the USA with our past experiences.

We aim to continue sustainable growth supported by consistent commitment and the acquisition of new development areas in the countries we operate.

We have been proud of the satisfaction of our customers with the hundreds of projects we have successfully imple-mented to date. We have set standards with our expertise in superstructure. Our strategy is to achieve being the world's leading construction and real estate development group with our long-standing experience, know-how, business approach and hard work.

In a market where resources are often limited, we have always tried to think outside the box, challenge the status quo and take our performance to a higher level. The only competition is with ourselves. Since 1959, all our family- members have gained deep experi ence in creating and managing construction investments in the countries we operate.

With the guidance of CAKIR EB5 LLC. Your investment will be in safe hands and you can trust us and entrust your future to us with confidence. Over the years, CAKIR EB5 LLC. has grown into a global financial services firm offering both EB-5 and private equity investment opportunities. Acting as a custodian, we use all the know-how and due diligence processes gained in our new projects. We manage your investments through various market instru ments to guide appropriate deal structures and provide global mobility for our clients and their capital.

CAKIR EB5 LLC. has helped many investors to obtain Green Cards for themselves and also for their family members. In addition, we work with leading lawyers in the industry and establish strong connections to ensure that your case is handled in the best possible and securest way.

As YDY Construction Inc. and CAKIR EB5 LLC., we are your licensed general construction company. We work with the most reliable business partners and lawyers to, develop most convenient/tailor made projects for you. Thus, we enable you to earn more from your investments.

Let the Whole World Feel the Royal Luxury...

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01 PROJECT OVERVIEW

Project Overview

Miami offers great economic opportunities in tourism, finance, international trade, logistics, and entertainment industries. Miami is famous for its unique beaches such as South Beach, Miami Beach, and Key Biscayne, known for their white sands and turquoise waters. Thanks to its strategic position connecting Latin America and the Caribbean, Miami also serves as an international business hub. The rapid regional growth and investment opportunities make it an attractive destination for entrepreneurs and business professionals.

As a world-class financial and cultural center, the city holds strong potential for long-term property value appreciation—making it appealing for both local and global investors. It is also a major hub for healthcare and medical research. This project offers a strategic investment opportunity at the heart of Miami's fast-growing market. With its eco-conscious living concept, it blends sustainability with modern comfort featuring smart-home systems, energy-efficient appliances, and natural, durable materials such as bamboo flooring and quartz countertops.

Economic Position and Advantages

- Miami offers great economic opportunities in the tourism, finance, international trade, logistics and entertainment industries.
- Miami is famous for its unique beaches. South Beach, Miami Beach, and Key Biscayne offer visitors a unique experience with their pristine white sands and turquoise waters.
- Miami also plays a significant role as a business hub due to its strategic location in Latin America and the Caribbean. The region's rapid growth and investment opportunities make it an attractive destination for entrepreneurs and businesspeople.
- As a world-class financial and cultural center, the city has the potential to increase property values in the long term. This makes Miami an attractive option for both local and international investors. It is a major hub for healthcare and medical research.

Project Overview

Location: Miami, Florida

State Jurisdiction: Florida

Property Status: Under Construction

Number of Units: 21 Residential Units in Total

Construction Completion Period: 12 Months

Unit Sizes: 1-bedroom units (1+1) are approximately 647 sq.ft.

Return & Income:

Owners can expect $2,500 monthly rental income in the first year, with a guaranteed 5% annual rent increase for 3 years.

Properties in this area appreciate by 6–15% annually.

Payment options: 30% down payment, remaining balance via 30-year mortgage (approx. $1,500 monthly) or 12-month interest-free installment plan.

The project is Airbnb-compatible and supports the E-2 Investor Visa.

Investments are secured by a 100% buyback guarantee at original price at least 15 months after delivery

Kitchen Design

Morningside Villas kitchens are designed to deliver both visual delight and maximum efficiency.

- **Quartz Countertops:** Highly durable, scratch and heat-resistant, maintaining brilliance for years.

- **Energy Star® Appliances:** Every unit includes certified, high-efficiency appliances—eco-friendly and cost-saving.

- **Stainless Steel Equipment:** Adds a professional, modern look with long-lasting surfaces.

- **Spacious Storage:** Optional side-by-side refrigerator for easy organization.

A perfect balance of comfort and sustainability, Morningside kitchens create an inspiring space for cooking and socializing.

Living Room

Morningside Villas living rooms are designed with spaciousness, natural light, and smart control as top priorities.

This is your central spot to unwind after a long day, spend time with loved ones, or work remotely in comfort.

Floor-to-Ceiling Windows: The most striking feature of the space, these windows maximize the entry of Miami's beautiful natural light. They visually connect the interior to the outdoors, expanding the space while maintaining a seamless view.

Solar Shades: These shades prevent excessive heat gain and filter light, maintaining ideal indoor temperature throughout the day. They also protect furniture from UV rays while providing privacy.

Smart Climate Control: Your comfort is managed by a Smart Thermostat, optimizing energy use while allowing you to adjust the temperature remotely for both comfort and savings.

Flooring Option: In living areas (optional by model), Bamboo Flooring is used—both sustainable and stylish—bringing warmth and elegance to the room.

This living room reflects your modern lifestyle through its contemporary design, smart technology, and eco-friendly structure.

Luxury Bathrooms

Morningside Villas bathrooms and utility areas deliver top-level hygiene and practicality for modern living.Durable materials and technological comfort features make your daily routine easier.

Durable Floors: Bathrooms are finished with Tiled Flooring, easy to clean and resistant to moisture—ensuring long-lasting use and hygiene.

Efficient Laundry Solution: Each unit comes with a Washer/ Dryer set as standard, offering the convenience of in-unit laundry and removing dependence on shared spaces.

Eco Approach: In line with the project’s philosophy, bathrooms and utility rooms include water-saving fixtures and recycling-integrated solutions.

Every detail at Morningside Villas combines sustainability and luxury, offering not only aesthetics but also flawless functionality for modern life.

Bedrooms

Morningside Villas bedrooms are private sanctuaries designed for rest and rejuvenation. Here, luxury, practicality, and ecological awareness come together to create the ideal sleep environment.

Natural Lights: Floor-to-ceiling windows let generous daylight in, while Solar Shades ensure privacy and tranquility with one touch.

Quiet Comfort: The Smart Thermostat precisely manages bedroom temperature, maintaining the perfect sleep climate while saving energy.

Sustainable Floors: (Optional by model) Bamboo Flooring adds soft texture and natural aesthetics, reflecting your eco-conscious lifestyle.

Location Advantage: Each unit includes a Private Balcony, offering a perfect outdoor space to enjoy morning coffee or watch the sunset—enhancing your bedroom experience.

Your bedroom becomes a peaceful retreat, distant from the energy of Morningside, where comfort and calm meet.

1+1 Apartment Floor Plan

The 1+1 units are designed with modern functionality and comfort in mind—optimized for practical use and stylish living. Each space emphasizes openness, light, and energy efficiency while maintaining privacy between living and resting areas.

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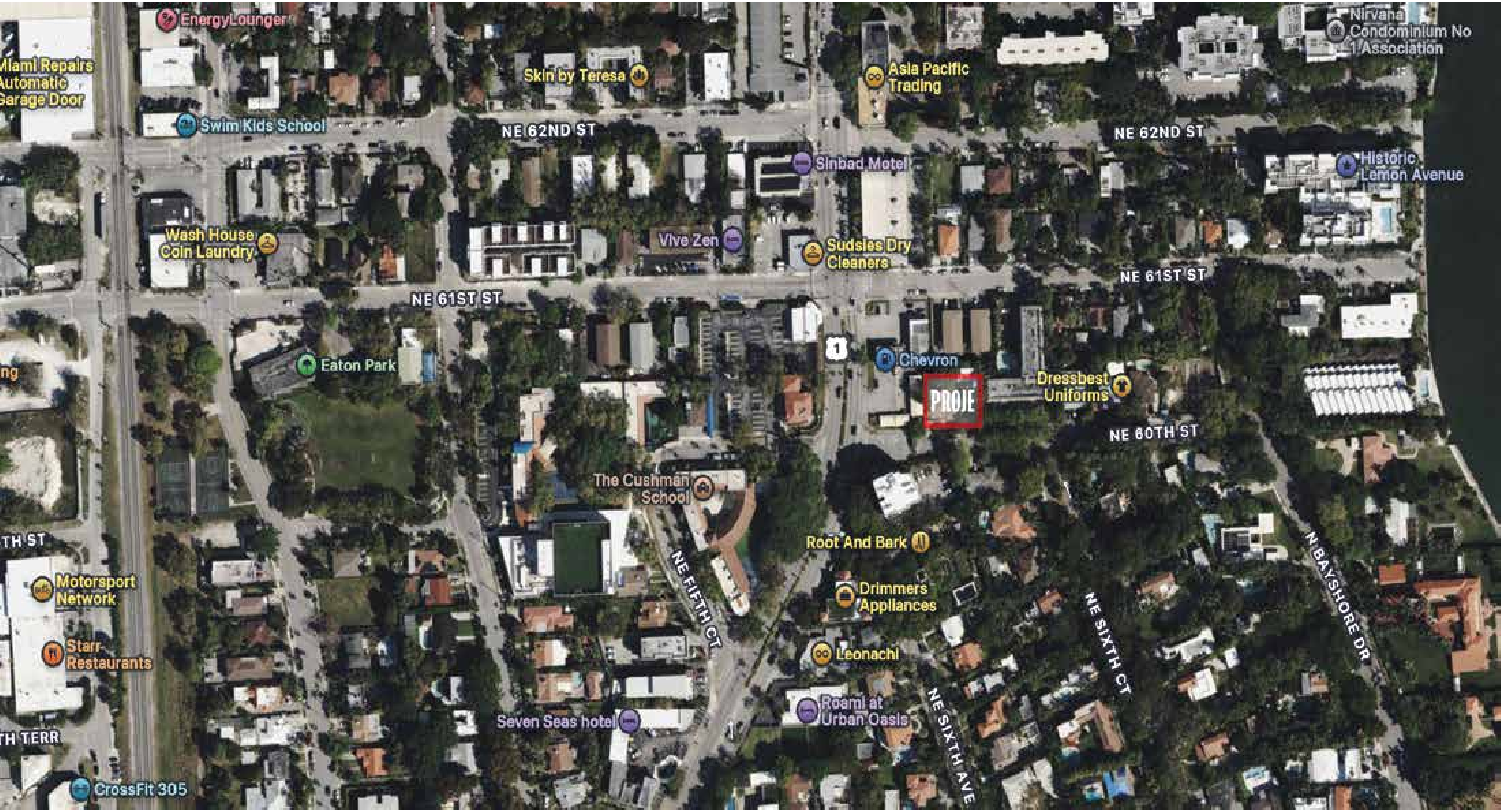
Project Location



Education

Morningside Villas is not only located near the cultural and social heart of Miami, but is also in the heart of an area that provides easy access to some of Florida's top educational institutions.

DESIGNATED PUBLIC SCHOOLS

- Morningside K-8 Academy
  6620 Northeast 5th Avenue Miami, FL 33138
  GreatSchools: 8/10*
- Miami Edison Senior High School
  6161 Northwest 5th Court Miami, FL 33127
  GreatSchools: 5/10*
- Horace Mann Middle School
  8950 NW 2ND AVE El Portal, FL 33150
  GreatSchools: 4/10*

PRIVATE SCHOOLS

Private Schools operating as educational alternatives to Miami USD and located within 5 miles of the property:

- The Cushman Schooll
- The Endeavor Scholl
- Academy of Excellence
- My Educational Schools
- Exceptional Education Outreach

*GreatSchools is a national nonprofit organization. The GreatSchools ranking is a simple tool that helps you compare schools in a state based on test scores and other available data, such as student academic progress and college readiness.

02 MARKET ANALYSIS

Miami Residental Market Analysis

With Miami's colorful and peaceful lifestyle, you can say "hello" to a profitable investment with YDY Construction Inc.!

Morningside is one of Miami's most established and luxurious neighborhoods, divided mainly into two segments: high-priced single-family homes and more affordable multi-family units near Biscayne Boulevard.

Miami offers many advantages for Turkish investors: sunny weather, a vibrant city life, a strong economy, investment opportunities, tax advantages, safety, and accessibility — making it the perfect place for living and investing.

MORNINGSIDE

	Bedrooms	Garage	Listing Price	Build.Area	Avg. $/sf	Bath	Lot Area	Year Built
1	1	2	$725,000	680	$1,066	1	N/A	2023
2	1	2	$929,000	936	$993	1	N/A	2025
3	3	2	$2,150,000	1,648	$1,305	4	N/A	2025

MORNINGSIDE

	Bedrooms	Garage	Listing Price	Build.Area	Avg. $/sf	Bath	Lot Area	Year Built
4	1	2	$315,000	615	$512	1	N/A	1951
5	1	2	$535,000	925	$583	2	7,350 Sqft	1954
6	2	2	$999,000	1,344	$669	2	N/A	1953

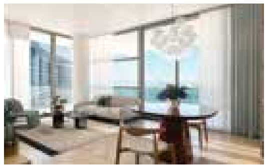
The following map illustrates the data points referenced throughout the page and helps triangulate value ranges for both old and new properties in the area.

New Residential Projects - Miami

If you have questions about tips and strategies for investing in Miami, YDY Construction Inc.'s expert team is here to help!

Known for its warm climate, rich cultural life, and beautiful beaches, this cosmopolitan city attracts people from all over the world. Miami's real estate market reflects this global interest with its diversity and dynamism.

The city offers properties to match all budgets and lifestyles — from luxury apartments to serene suburban homes. Certain areas provide particularly attractive prices for investors following the housing market closely.



Residence 5, 1BR, 1105
Miami, FL 33137

For Sale
Listing Price: $753,000
Building Area: 540
Price / SF: $1,394
Bedroom: 1
Bath: 1
Garage: 2
Lot Area: -

700 NE 24th St UNIT 3402
Miami, FL 33137

For Sale
Listing Price: $2,300,000
Building Area: 1,542
Price / SF: $1,492
Bedroom: 2
Bath: 3
Garage: 2
Lot Area: -

Featured Sales

The three selected sales comparisons summarized on this page represent updated, turnkey renovations of residences in the immediate vicinity of the Miami project.

Although built in the 1950s and 1960s, these homes are selling at a 30-50% premium to resale trends, more closely representing the prices new homes would sell for.

1320 NW 44th St
Miami, FL 33142

Sold Date: -
Listing Price: $637,000
Building Area (SF): 1,440
Price / SF: $442
Bedroom : 4
Bath: 2
Garag: 2
Lot Area (SF): N/A
Year Built: 1956

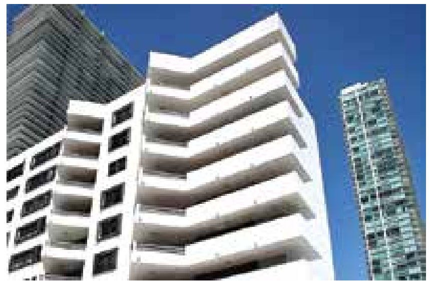
825 NW 60th St
Miami, FL 33127

Sold Date: -
Listing Price: $750,000
Building Area (SF): 1,848
Price / SF: $406
Bedroom: 3
Bath: 2
Garage: 2
Lot Area(SF): N/A
Year Built: 1960

80 NE 64th St
Miami, FL 33138

Sold Date: -
Listing Prive: $735,000
Building Area (SF): 1,392
Price / SF: $528
Bedroom: 4
Banth: 2
Garage: 2
Lot Area (SF): N/A
Year Built: 1957

Market Analysis

	130 NW 48th St MIAMI, FL 33127	555 NE 30th St APT 201 MIAMI, FL 33137	266 NW 42nd St MIAMI, FL 33127	256 NW 57th St MIAMI, FL 33127
AREA	Morningside	Morningside	Morningside	Morningside
YEAR BUILT	1967	1980	1990	1971
BEDS	3	2	3	4
OPENING YEAR	1967	1980	1990	1971
BUILDING AREA	1,558 Sqft	1,263 Sqft	1,028 Sqft	1,600 Sqft
LOT AREA	6,000 Sqft	N/A	5400 Sqft	N/A
GARAGE	2	1	2	3
LISTING PRICE	$699,000	$774,000	$849,000	$1,300,000
AVG. PRICE / SF	$449	$613	$826	$813
HOA	N/A	$550 / Yıllık	N/A	N/A
TAX	$1,029 / 2024	$1,232 / 2024	$8,078 / 2024	$12,367 / 2024
TAX RATES	N/A	N/A	N/A	N/A

Market Analysis – New Developments

	121 NW 41st St. MIAMI, FL 33127	1076 NW 55th St. MIAMI, FL 33127	501 NE 61st St #527 MIAMI, FL 33137	3900 Biscayne Blvd UNIT S-804 MIAMI, FL 33137
AREA	Morningside	Morningside	Morningside	Morningside
YEAR BUILT	2022	2025	2025	2019
BEDS	5	3	3	1
OPENING YEAR	2022	2025	2025	2019
BUILDING AREA	2,266 sqft	2,600 sqft	1,831 sqft	780 sqft
LOT AREA	N/A	N/A	N/A	N/A
GARAGE	1	3	2	1
LISTING PRICE	$2,095,000	$1,187,000	$990,000	$821,000
AVG. PRICE / SF	$925	$457	$541	$640
HOA	N/A	N/A	$547	$1,175
TAX	$21,908/2024	N/A	N/A	N/A
TAX RATES	1,98%	N/A	N/A	N/A

What's Nearby?

Morningside Villas' strategic location offers residents the highest level of urban comfort and accessibility in one of Miami's most sought-after neighborhoods. The project is only a few steps from Biscayne Boulevard's vibrant gastronomy, boutique shopping, and entertainment hubs, ensuring quick access to the trendy venues of the MiMo District.

Thanks to its central location, residents have easy access to key destinations such as Miami International Airport (MIA), Downtown, and Brickell's financial centers, as well as the artistic heart of Wynwood and the luxury shopping district of the Design District. In addition to all these urban conveniences, Morningside Villas' proximity to Morningside Park, one of Biscayne Bay's most active recreational areas, incorporates nature and relaxation into daily life.

The area's proximity to top-level schools and major healthcare centers further increases both investment value and quality of life—making its location an absolute luxury.

Banks

- Chase Bank
- Bank of America
- TD Bank
- Wells Fargo Bank
- Truist Bank

Theatres – Cinemas – Restaurants

- Villain Theatre
- Proscenium Theatre
- Tropical Cinema
- Motion Masters
- Meze Miami
- ZOI Restaurant
- Ceviches By Divino MiMo

Healthcare Institutions

- Douglas Gardens Hospital
- Sanitas Medical Center
- Providence Community Center LLC

Why Invest in Morningside Villas?

Morningside is one of Miami's most historic and luxurious neighborhoods, with the real estate market divided mainly into two distinct segments: high-end, large-scale single-family homes (SFH) and more affordable multi-story residential units near Biscayne Boulevard.

Morningside is known for its historic architecture (particularly Mediterranean Revival and Art Deco styles), tree-lined streets, and large lots. Median home prices in this area are among the highest in Miami. Traditional single-family homes sell between $750,000 and $2.25 million, while luxury mansions and bayfront properties can easily reach $5 million to $20 million+.

These homes typically feature 3–6 bedrooms, 2,500+ sq.ft. of interior space, and large gardens, catering to affluent families. Our project, Morningside Villas, is not a direct competitor to these ultra-luxury homes.

Instead, it makes Morningside's luxury and lifestyle accessible to young professionals and single investors who prefer a flexible urban lifestyle. With its low entry price and high-demand 1+1 unit type, it offers strong rental income and appreciation potential. By focusing on a niche audience (singles, couples, and investors renting out properties), the project is optimized to meet modern demand - offering new construction, code compliance, and low maintenance costs. For those seeking innovation and technology in a luxury neighborhood, Morningside Villas provides an exceptionally accessible entry point.

GUARANTEED RENTAL INCOME

Investors in Morningside Villas are guaranteed a minimum $2,500 monthly rental income for the first 3 years.

PROPERTY VALUE APPRECIATION

Within a 10-year period, property values increase on average 60–100%, meaning your initial investment gains substantial value over time. Miami's fast-growing economy and rising population support this appreciation trend.

FLEXIBLE PAYMENT OPTIONS

Purchase with a 30% down payment and pay the remaining balance in installments. You can choose between a 12-month interest-free plan or a mortgage up to 30 years, depending on your credit score.

LONG-TERM SECURITY

We offer not only a property but a future — with strong returns and visa opportunities, the Morningside Villas Project secures both your present and future.

Why Miami / Florida?

Miami's tax rates are lower than many other U.S. cities, offering high living standards at relatively affordable costs. With growing cities, a strong rental market, no state income tax, and year-round tourism, South Florida is one of the top U.S. real estate markets for international investors — and the sales numbers prove it.

Florida consistently attracts more international investors than any other state. Miami-Dade, Broward, and Palm Beach counties rank 7th, 18th, and 28th most populous in the U.S., and Florida's GDP ranks 4th among all states.

Florida is on track to become the third most populous state in the country. This long-term growth trend positions South Florida as an unmatched destination for real estate investment.

Florida consistently attracts more international investors than any other state. Miami-Dade, Broward, and Palm Beach counties are the 7th, 18th, and 28th most populous counties in the United States, respectively, and Florida's GDP ranks fourth among US states. Florida is on track to become the third most populous state in the country soon.

Miami is a delightful and peaceful city loved by both international and U.S. residents for its:

- Spectacular beaches and oceanfront lifestyle
- Excellent restaurants
- Diverse nightlife for all age groups
- Luxurious shopping centers
- Cultural diversity
- Mild year-round climate

From Miami, you can easily reach numerous destinations:

- Caribbean islands: 30 min – 1.5 hours by plane
- Cuba: 30 min flight
- Orlando: 1 hour by plane / 4 hours by car
- New York: around 2 hours by plane
- Key West: around 3.5 hours by car


Starting Price
$ 349,000
%30 DOWN PAYMENT
12 MON. INSTALLMENT
30 YEARS MORTGAGE
AIRBNB COMPATIBLE
3 YEARS $2500 RENT
Property Gain
%6-15
10 Years Treasury
%60-100
Rental Income
%7-9
Suitable
E-2 Visa

03 OFFER GUIDELINES

Offer Guidelines

OFFERS DUE

Submit offers in writing to:

- **M. Daha CAKIR** | +1 (646) 725-7727 | info@ydybuilding.com

PURCHASE PRICE

Please submit all-cash offer, based on a finished lot, pursuant to the definition in this package.

LETTER OF INTENT

The Property shall be removed from the market and the Feasibility Period shall commence upon the execution of a Letter of Intent.

FEASIBILITY PERIOD

Buyer shall have a Feasibility Period of 60 days in which to investigate all aspects of the Property, including the physical condition of the Property. The Feasibility Period shall begin upon the execution of the Letter of Intent.

DEPOSIT

The Initial Deposit shall be equal to two and a half percent (2.5%) of the gross Purchase Price. This Initial Deposit shall be paid at the Commencement of Closing Process and shall be refundable during the Feasibility Period. A second deposit equal to ten percent (10%) of the total Purchase Price shall be deposited prior to Buyer's approval of the Feasibility and shall be applicable to the price of the home and shall be non-refundable.

PROPERTY CONDITION AT CLOSE OF ESCROW

The Property will be delivered "as-is".

CLOSE OF ESCROW

Closing Procedures will occur on or before 15 days after the expiration of the Feasibility period.

OFFER DETAILS

Please submit offer in the form of a Letter of Intent. Bids should identify the proposed Buyer, its principals and/or material aspects of its corporate organization. Buyer's submission should include information regarding Buyer's relevant experience and financial wherewithal, and its intended equity and debt sources for consummating the Transaction. Seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice.

"AS-IS" SALE: NO REPRESENTATIONS & WARRANTIES

The Property is being sold "as-is" with no representations or warranties from either the Seller or its Affiliates. The information provided is intended to help a Buyer develop an offer to purchase the Property, but the buyer must not rely on anything other than its own due diligence.

BROKERAGE FEE

The brokerage fees will be paid for by the Seller. No cooperating Brokerage Fee will be paid by the Seller.

BROKERAGE DISCLOSURES

YDY Conctruction Inc. may act as Seller's agent on behalf of more than one potential Buyer for the subject property. Any potential Buyer who requests YDY Conctruction Inc. to submit an offer on their behalf agrees to the foregoing disclosures and accepts the agency relationships described with the other potential Buyers. All offers on real estate in the State of Florida must be accompanied by a signed version of the Brokerage Disclosure forms. Please request the forms from M. Daha CAKIR (info@ydybuilding.com) and send them back with your offer.

Finished Lot Definition

The term “completed” lot means that all fees have been paid for each lot constituting the Real Estate (excluding building permit fees) and that all work and obligations necessary to obtain a building permit have been completed and implemented, whether the improvements are on or outside the Real Estate. Thus, the Buyer may begin the construction of any residential property on any lot of the Real Estate by paying the ordinary building permit fee. Consistent with the above, a “completed” lot has the following characteristics:

(i) Rated in “Blue Peak” (as defined below), (ii) all storm drainage, curb, gutter, sidewalk and paving improvements (including driveways and aprons to the rear of street curbs) have been constructed and installed, (iii) sewer, water, gas, electric, telephone and cable television lines have been installed and are capable of being connected to the multi-lot building located behind the curb and are immediately in service upon completion of the multi-lot building, (iv) all monuments, screens, privacy and perimeter walls have been installed in accordance with Seller’s plans and specifications and all applicable governmental agency requirements, (v) all biological and environmental mitigation and permit requirements have been met, (vi) all storm water and erosion control permit requirements and mitigation measures are in place and functioning as intended, (vii) all sidewalks, street lights, street signs, lines and water meters and boxes are installed and powered, and all street trees have been planted, (viii) all fees and deductions have been paid (including building permits or other home construction related (excluding permit fees), (ix) parking, open space, common area landscaping, other public amenities, and all other improvements required by government agencies regarding preliminary map approval requirements and final maps have been completed, except that: (a) front and rear yard landscaping and side and rear yard fences (unless such fence is located within the project boundary), (b) fire department plan control and any fire department inspection, (c) meter deposits, mailboxes, and pressure regulators, (d) precision grading and precision grading plans, (e) finish draws, and (f) soil testing, excluding roughly graded lot certification, utility lateral connections, and utilities and streets and driveways.

DEFINITION OF BLUE-TOPPED LOT:

A “blue hill” lot is a lot that is graded in accordance with all rough grading plans (except fine grading) to an accuracy of 0.5’ horizontally for the tops and bottoms of slopes and with pad elevations to an accuracy of 0.1’ vertically, and is approved by all appropriate state agencies. It must have a pad certified for line and grade by a California licensed civil engineer in good standing, and for compaction by a California licensed soil engineer in good standing, and all utilities, utilities, and storm water drainage facilities required for the issuance of a permit for occupancy for all homes to be constructed on the Property must have been completed, brought to the Property, and are ready for service.

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Confidentiality & Disclaimer

The information contained in this promotional material ("Brochure") is confidential and is provided solely for the use of a prospective buyer for the purpose of examining any portion of Houston Estates located in the State of Houston, Texas. This information may not be used for any other purpose or made available to any other person without the written permission of YDY Construction Inc. and CAKIR EB5 LLC. This material is based in part on information provided by YDY Construction Inc. ("Seller") and in part on information obtained by CAKIR EB5 LLC. from reasonably reliable sources. Summaries of any documents are not intended to be comprehensive or all-inclusive, but are merely summaries of some of the provisions contained therein. Seller makes no express or implied warranties or representations as to the accuracy or completeness of the information contained herein or as to engineering or environmental issues.

Potential buyers should make their own projections and conclusions without relying on the material contained herein and should conduct their own independent investigations, including engineering and environmental inspections, to determine the condition of the property and the presence of potential hazardous materials on the site.
This Brochure was prepared by YDY Construction Inc. It contains selected information regarding the Property and is not intended to be all-inclusive or to contain all information that a potential purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions regarding the general economy, competition and other factors beyond its control and are therefore subject to significant changes or variations.

This Brochure describes certain documents and other materials in summary form. These summaries are not intended to be complete or necessarily accurate descriptions of the full agreements involved, nor are they intended to be a legal analysis of those documents. Interested parties should independently review all documents.

This Brochure is subject to the conditions of prior placement, error, omission, change or withdrawal without notice and does not constitute a recommendation, endorsement or recommendation by Seller as to the value of the Property. Each potential purchaser should rely on his/her own research, evaluation and judgment as to the suitability of purchasing the Property described herein.

Seller expressly reserves the right, in its sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate negotiations with any party at any time without notice. Seller shall have no legal obligation or liability to any buyer who examines this Brochure or makes an offer to purchase the property unless a written agreement for the purchase of the property has been fully executed and delivered and the Seller's obligations hereunder have been fulfilled or waived.

This Brochure is the property of YDY Construction Inc. and may only be used by parties approved by YDY Construction Inc. The property is being offered privately and the party accepting this Brochure agrees (i) to return it to YDY Construction Inc. immediately upon Seller's request and (ii) that this Brochure and its contents are confidential and will be kept and treated in the strictest confidence. No part of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written consent of Seller.

Please be aware that Buyer agrees that it may (1) act as an agent for more than one potential Buyer on the property and/or (2) act as an agent for both Buyer and Seller on the subject property. Any potential Buyer who requests YDY Construction Inc. to submit a bid on their behalf agrees to the above disclosures and accepts the agency relationships described with other potential Buyer. The above terms and conditions apply to this Brochure in its entirety.

Brokerage Disclosure

DISCLOSURE AND CONSENT FOR REPRESENTATION OF MULTIPLE BUYERS OR SELLER

A real estate broker, whether a corporation, partnership or sole proprietorship (“Broker”), may represent more than one buyer or seller if the broker has made a disclosure and the parties have consented to it. This multiple representation may occur through the broker as an individual licensee or through different associate licensees acting on behalf of the Broker. The associate licensees may work in the same or different office locations.

The Broker may be working with many potential buyers at the same time. These potential buyers may be interested in the same properties and may make offers on the same properties. Some of these properties may be listed with the Broker and some may not. The Broker does not restrict or limit any buyer from making offers on any property, regardless of whether other buyers are interested in the same property.

The Broker (either individually or through associate licensees) may have listings on many properties at the same time. As a result, the Broker will attempt to find buyers for each listed property. Some listed properties may appeal to the same potential buyers. Some properties may attract more potential buyers than others. Some of these potential buyers may be represented by the Broker and some may not. Broker will market all listed properties to all potential buyers, regardless of whether there are other listed properties that may appeal to the same potential buyers.

Buyer and Seller understand that Broker may represent more than one buyer or seller, or even both a buyer and seller in the same transaction.

If Seller is represented by Broker, Seller agrees that Broker may represent potential buyers of Seller’s property and permits Broker to act as a dual agent for both Seller and Buyer in such transaction.

If Buyer is represented by Broker, Buyer agrees that Broker may represent sellers of properties Buyer desires to acquire and permits Broker to act as a dual agent for both Buyer and Seller with respect to such property. In the event of dual agency, Seller and Buyer agree to the following conditions: (a) Broker will not disclose to Seller that Buyer is willing to pay a higher price than the price offered without Buyer’s prior written approval; (b) Broker shall not disclose to Buyer that Seller is willing to sell the property for less than the listed price without Seller's prior written approval; and (c) Except as provided in (a) and (b) above, a Dual Agent shall be required to disclose to both parties known facts materially affecting the value or desirability of the property.

NOT CONFIDENTIAL OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms or conditions of Buyer's offer unless the parties and their agents have signed a written confidentiality agreement. Whether such information will actually be disclosed will depend on many factors, including current market conditions, current practices in the real estate community, Listing Agent's marketing strategy and Seller's instructions.

Seller and/or Buyer represent that they have read and understand this Disclosure and Consent for Representation of Multiple Buyers or Sellers and that they accept the dual agency possibility described.

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