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Premium Residences Under Construction

Brooklyn Estates

Brooklyn, New York

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PROJECT INTRODUCTION CATALOGUE

DECEMBER 2024

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Geleceğinize Yatırım Yapın

Yaşayın, kazanın ve büyüyün; ABD gayrimenkulüne yatırım yapın ve GreenCard ile yasal statüye sahip olun!

Who We Are

We are an international construction group developing projects in Turkey and Saudi Arabia with the experience we have gained since 1959 and the expertise we have gained over the 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 implemented 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, 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. Since 1959, all our family members have gained deep experience 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 instruments to guide appropriate deal structures and provide global mobility for our clients and their capital.

CAKIR EB5 LLC. has helped many investors to obtain their own GreenCards and 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 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, developing 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

Investment Opportunities and Earning Potential

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PROJECT OVERVIEW

Brooklyn Luxury Housing Project offers investors not only a living space but also a valuable investment opportunity by providing various economic advantages. This project is located in a perfect location in Brooklyn's rapidly developing real estate market and opens its doors to investors with long-term financial returns and citizenship opportunities.

Brooklyn Luxury Housing Project offers a unique investment opportunity with strong rental income, value increase and investment advantages. Enjoy modern luxury and financial opportunities in Brooklyn, located in the heart of New York. The project offers a remarkable living space with its modern architecture and elegant design in one of the most vibrant and attractive neighborhoods of New York. This unique project promises sophisticated city dwellers a life full of luxury and comfort together.

This special project stands out with its contemporary architectural concept and elegant design. Every detail has been carefully designed to meet the comfort and aesthetic expectations of the residents. High ceilings and large windows maximize natural light, making the living spaces bright and airy, while modern and minimalist decoration creates a calm atmosphere, and seating groups furnished with quality materials maximize your comfort.

ECONOMICAL LOCATION AND ADVANTAGES

- As the most populous city in the United States, New York stands out as an important market for real estate investments.
- Hosting colorful activities at different times of the day, New York is quite lively with its museums, monuments, theaters and cinemas, and festival/fair areas.
- NASDAQ, an American stock exchange where shares of technology-focused companies from around the world are traded, is located in this region. Thus, you can be in direct communication with investors while being in an environment surrounded by technology.
- It has an important position as a global centre for culture, finance and media. As well as being an important centre for international diplomacy, its international reputation also contributes to its attractiveness as an investment destination.

Project Information

LOCATION: Brooklyn, New York

STATE AUTHORITY: New York

CONDITION OF THE PROPERTY: Under Construction

APARTMENTS: The Brooklyn project consists of a total of 120 apartments. 100 of these residences are 1+0 studio apartments and 20 are 1+1 apartments.

PROJECT COMPLETION TIME: The project construction completion period is 12 months. However, the project duration has been processed as 24 months considering the visa processes of E-2 investors.

RESIDENTIAL USAGE AREAS: In floor projects, the average size of 1+0 flats is 445 sf and 1+1 flats is 550 sf.

EARNINGS & RETURN:

Those who buy a house from this project can earn a monthly rental income of $2200-$3000 in the first year with an average annual rental increase rate of 5% for 10 years guaranteed by the State.

The landlord can rent the house himself or through a real estate agent. The average rent in the area is $2600-$3200 per month.

The house you buy in this area gains an average of 6%-15% in value every year.

ROOM	APARTMENTS	USAGE AREAS (SF)
1+0	100	445 sf
1+1	20	550 sf

Kitchen

The kitchens at Brooklyn Luxury Housing Project are equipped with technology and design elements that support modern cooking. The latest appliances, large marble countertops and customized storage solutions provide a kitchen experience that is both aesthetic and functional. Kitchens form the heart of your living space, creating an ideal environment for cooking and social interaction.

Each kitchen is naturally illuminated and airy. Elegant lighting solutions and stylish bar stools support the social aspect of modern living, while high-quality materials ensure long-lasting use.

Living Room

The living rooms of the Brooklyn Luxury Housing Project meet all the needs of modern living with their spacious and open plans. While there is plenty of natural light thanks to the large windows and high ceilings, the elegance of the decoration comes to the fore with luxurious interior designs and comfortable furniture. The living room serves as a perfect area for daily use and a stylish place to host guests.

Elegant wooden floors and custom-designed rugs create a warm and inviting atmosphere, while modern art pieces and stylish accessories add character to the space. These rooms open to large balconies with city or ocean views, allowing you to experience the fascinating views of Brooklyn from the comfort of your home.

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Luxury Bathroom

Bathrooms are special spaces that combine luxury and relaxation in the Brooklyn Luxury Housing Project. Modern and minimalist designs, elegant tiles and high-quality fixtures make you feel like you are in a spa. Large shower areas and deep-water bathtubs are ideal for relieving daily stress and fatigue.

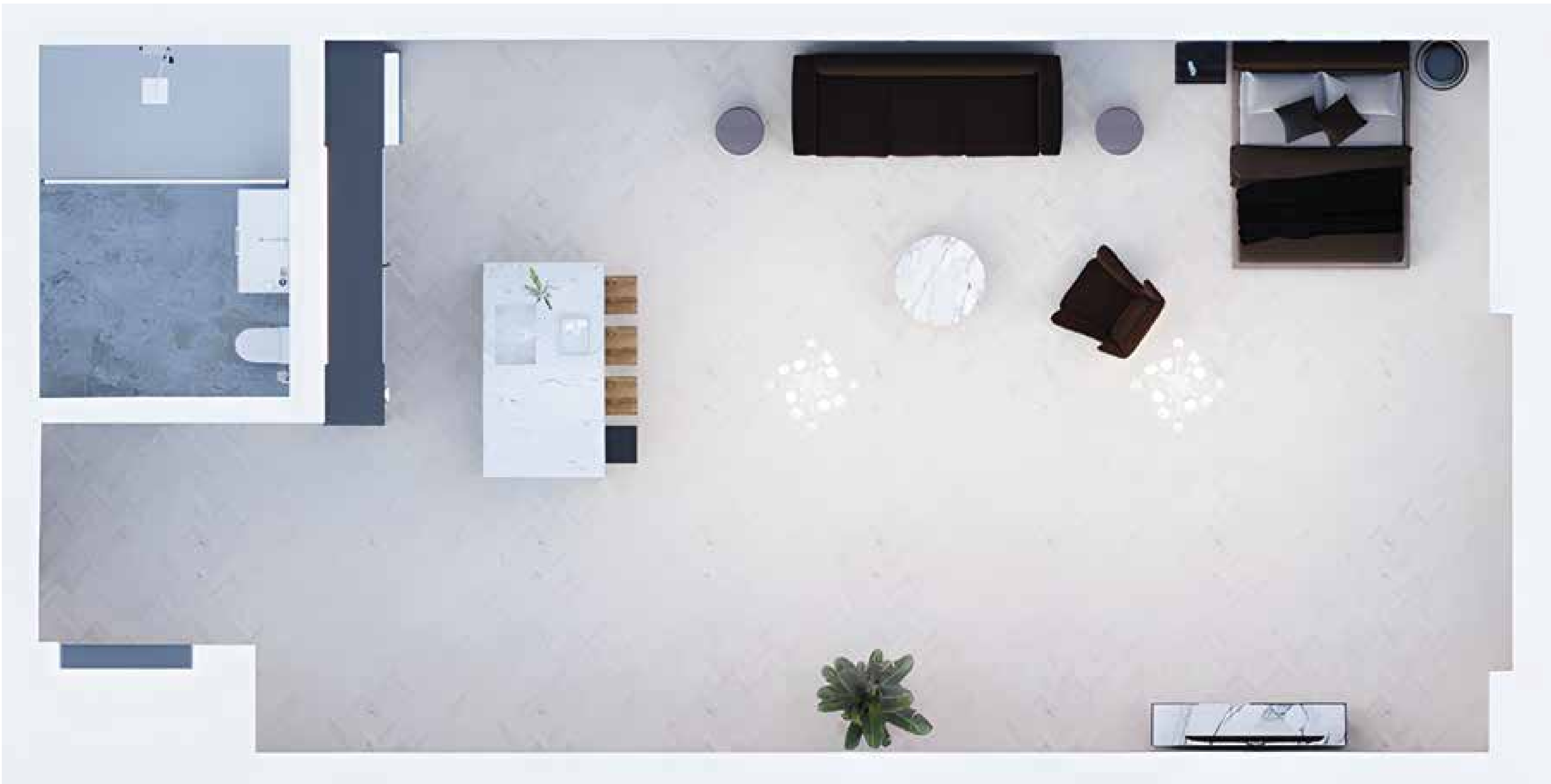
Each bathroom offers elegant and functional solutions for your personal care. Double sinks, vanity tables and special lighting turn your daily routine into a pleasure. In addition, bathrooms and toilets are equipped with water-saving devices, reflecting our ecological responsibility.

Bedroom

The bedrooms of Brooklyn Luxury Housing Project combine sophisticated design and superior comfort, offering its residents a special peace area. Equipped with high-quality materials and stylish furniture, these rooms are designed as a place to escape from the busy pace of city life. Decorated with soft color palettes and elegant touches, the bedrooms offer a rest and renewal area suitable for the needs of modern life.

Each bedroom has a spacious atmosphere with plenty of natural light thanks to the large windows. This feature creates a sense of peace and calm throughout the room, while making you feel at home with customizable decoration options according to your personal taste.

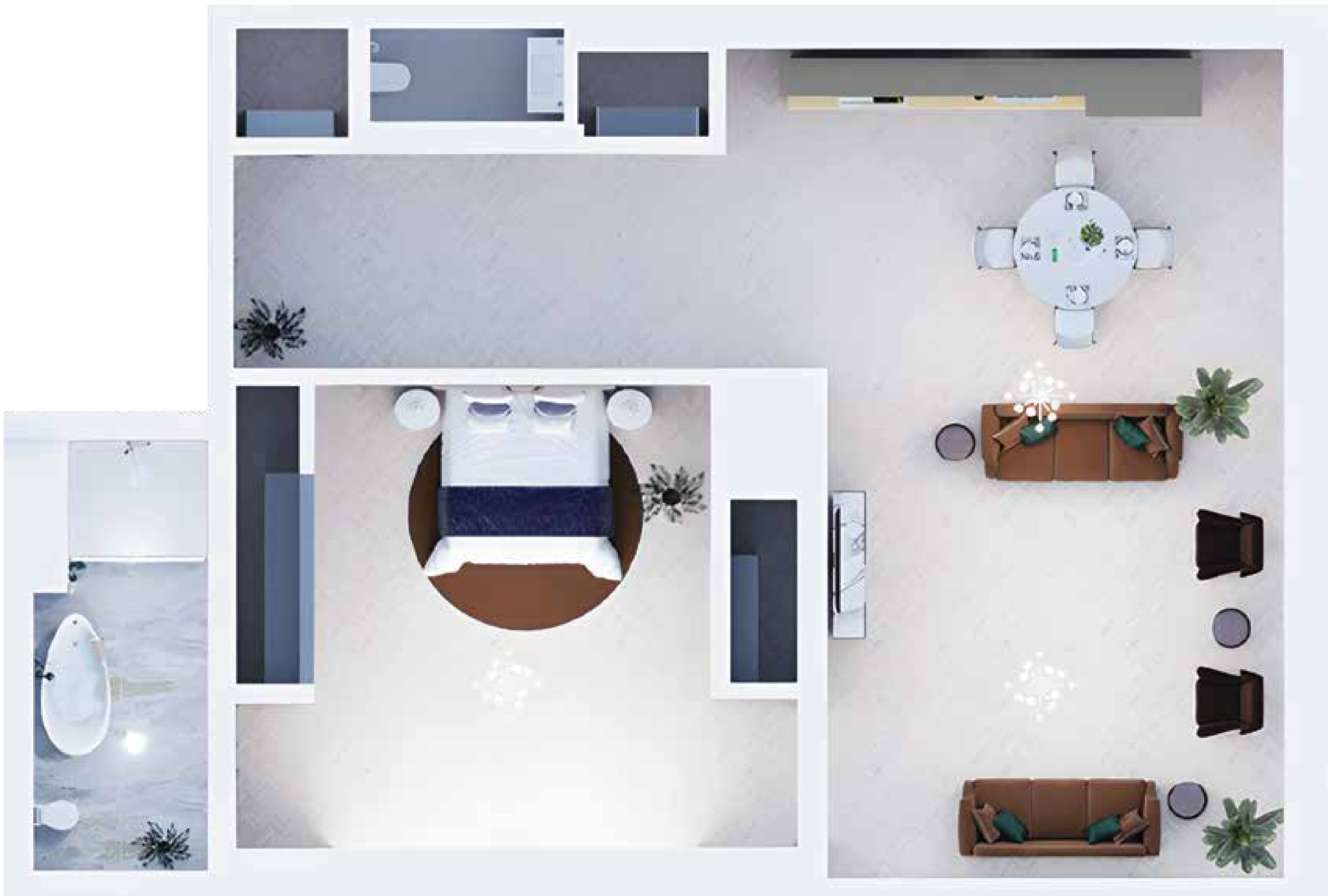
1+0 Flat Plan - 445 sf



1+0 Apartment Images

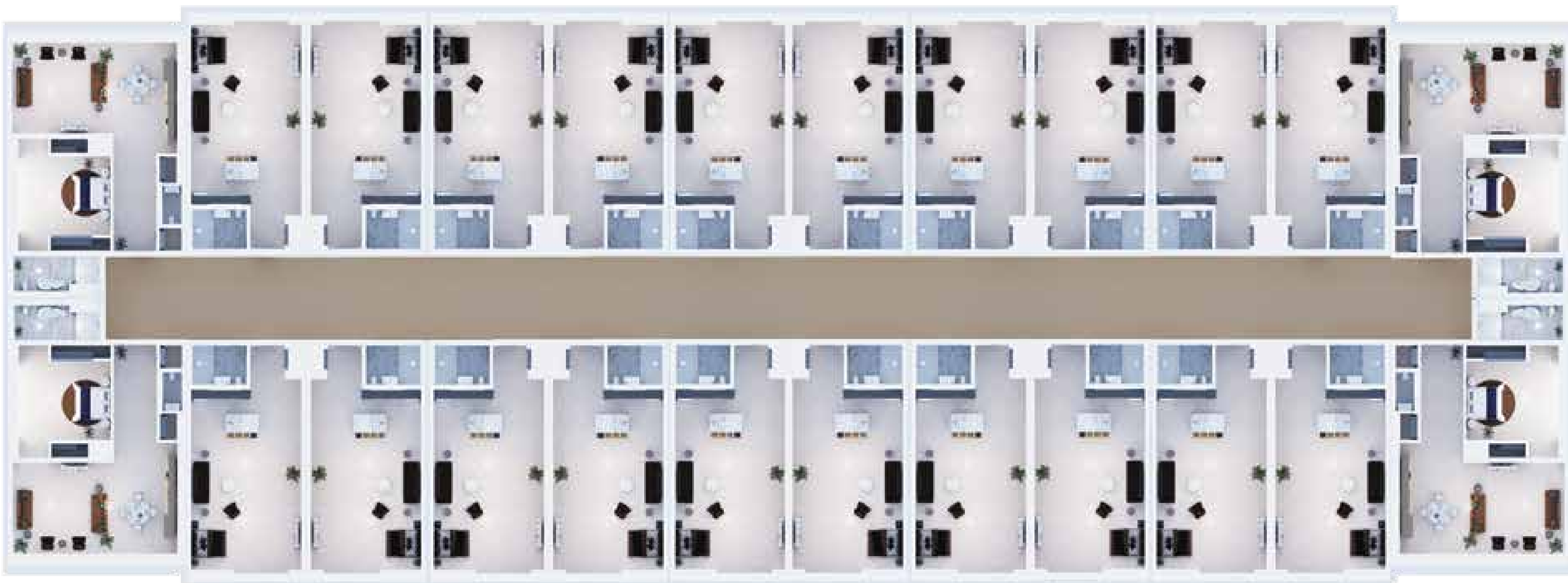



1+1 Flat Plan - 550 sf



1+1 Apartment Images

Floor Plan



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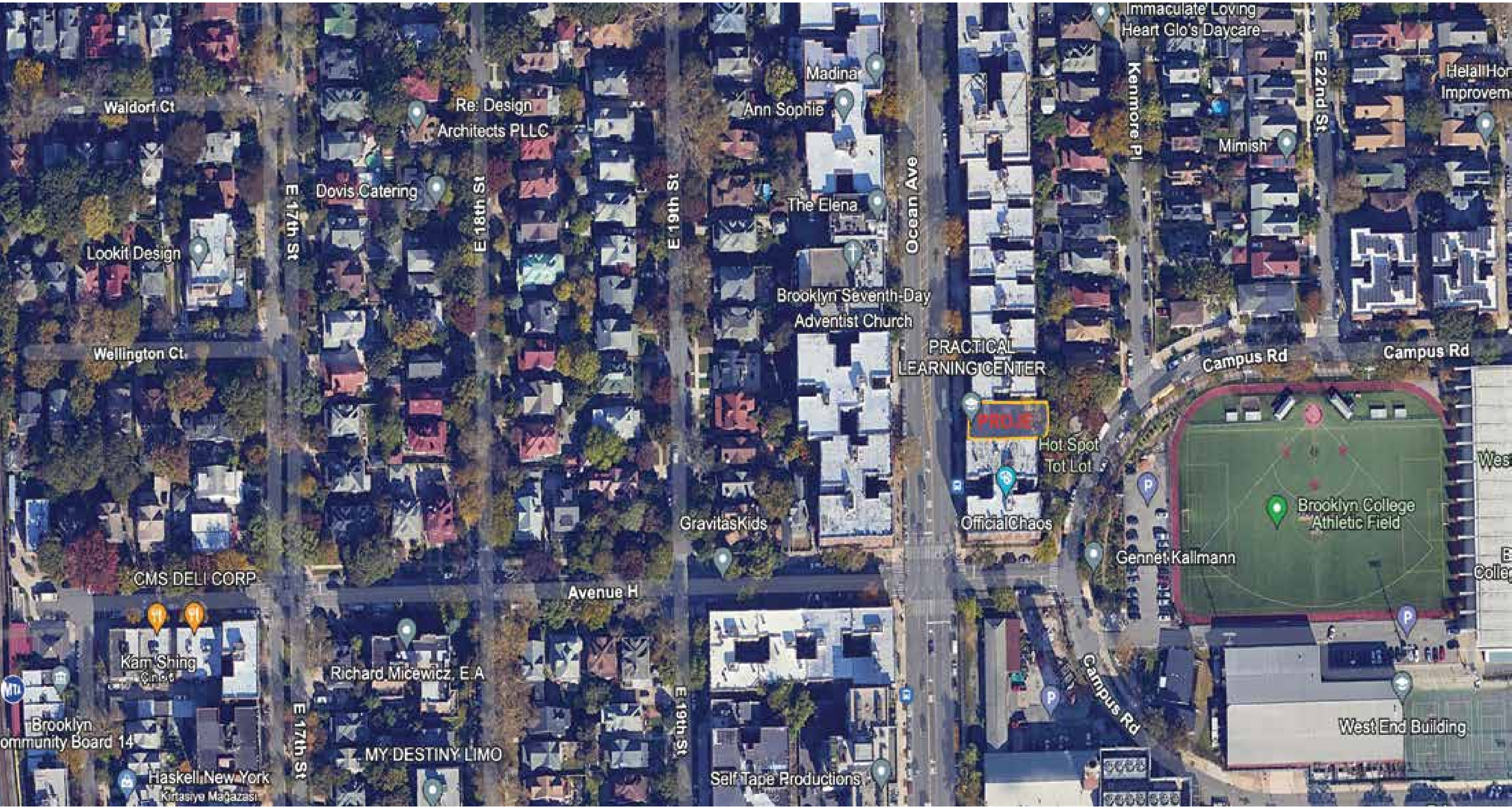
Project Location



Education

Beyond being home to the world's most important and academically successful universities, it offers a wide range of educational opportunities that appeal to almost every field, with diploma and certificate programs, language schools and various courses for different areas of interest.

DESIGNATED PUBLIC SCHOOLS

- PS 315
  2310 Glenwood Road Brooklyn, NY 11210
  GreatSchools: 6/10*

- Jhs 234 Arthur W Cunningham
  1875 East 17th Street Brooklyn, NY 11229
  GreatSchools: 8/10*

- Midwood High School
  2839 Bedford Avenue Brooklyn, NY 11210
  GreatSchools: 6/10*

PRIVATE SCHOOLS

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

- Brooklyn Dreams Charter School
- Leman Manhattan Preparatory School
- Manhattan Institute of Management
- LSI New York
- Edward R. Murrow High School

*GreatSchools is a national nonprofit organization. The GreatSchools rankings are 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

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Brooklyn Housing Market Analysis

Enjoy the cultural diversity, artistic activities and social life of Brooklyn, the fastest growing and developing area of New York!

Brooklyn offers a rich lifestyle with its large parks, diverse restaurants and entertainment venues. Infrastructure developments and transportation connections are constantly being improved, providing easy access to Manhattan. These features increase the interest in housing projects in Brooklyn and make the area one of the most popular places in the metropolis.

Average housing prices are constantly increasing, especially in the luxury housing segment, with an annual increase of 10% to 15%. This trend presents an excellent investment opportunity for new developments such as the Brooklyn Luxury Housing Project. Our project stands out with its potential for a value increase above market averages and offers investors the potential to provide long-term capital appreciation and rental income.

SOUTH MIDWOOD

	Room	Garage	List Price	Build Area	Avg. $/sf	Bathroom	Lot Area	Year of Const.
1	5	2	$1,588,000	2,702	$588	3	-	1935
2	6	2	$1,895,000	2,500	$758	3	-	1945
3	5	2	$1,560,000	1,644	$938	2	-	1935

MIDWOOD

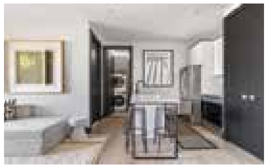
	Room	Garage	List Price	Build Area	Avg. $/sf	Bathroom	Lot Area	Year of Const.
4	4	2	$958,000	1,800	$532	3	-	1955
5	1	1	$429,000	660	$650	1	-	1985
6	3	2	$1,300,000	2,600	$500	2	-	1945

The map below shows the locations of the dataset featured on the page and the data can be used to triangulate extremely strong values for old and new homes around the property.

New Housing Projects - Brookyln

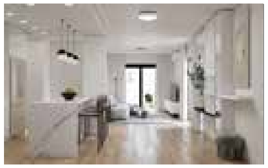
Taking advantage of the constantly evolving dynamics of the area, the Brooklyn Luxury Housing Project offers investors not only a living space but also a valuable investment opportunity.

Compared to similar housing projects in Brooklyn, the Brooklyn Housing Project stands out with its modern design, extensive facilities and strategic location. For example, while similar projects in the area offer an average rental income of $2,000 to $2,500, our project has a minimum rental income potential of $2,200 to $3,000. In addition, it offers additional value for investors with guaranteed rental income and investment visa advantages such as EB-5.



785 E 34th St #1A
Brooklyn, NY 11210

On Sale
Price: $450,000
Building Area: 593 sqft
Price / SF: $759
Room: 2
Bath: 1
Garage: 1
Lot Area: -



428 E 9th St #207
Brooklyn, NY 11210

On Sale
Price: $749,000
Building Area: -
Price / SF: -
Room: 2
Bath: 2
Gargej: 1
Lot Area: -

Featured Sales

The three selected sales comparisons summarized on this page represent updated and turnkey remodeled homes in the immediate vicinity of the Brooklyn project

Despite being built in the 1940s and 1950s, these homes are selling at a 30-50% premium to resale trends, more closely representing what new homes will sell for.

856 E 18th St
Brooklyn, NY 11230

Sold Date: May, 2023
Price: $2,400,000
Building Area (SF): 4,245
Price / SF: $465
Room: 4
Bath: 3
Garage: 2
Lot Area (SF): -
Build Date: 1955

914 E 19th St
Brooklyn, NY 11230

Sold Date: December, 2022
Price: $1,299,000
Building Ares (SF): 2,598
Price / SF: $552
Room: 6
Bath: 2
Garage: 2
Lot Area (SF): 4,000
Build Date: 1940

3061 Bedford Ave
Brooklyn, NY 11230

Sold Date: December, 2023
Price: $1,750,000
Building Area (SF): 4,000
Price / SF: $594
Room: 7
Bath: 4
Garage: 2
Lot Area (SF): 4,400
Build Date: 1930

Market Analysis




	694 E 38th St BROOKLYN, NY 11210	5203 KINGS HWY BROOKLYN, NY 11234	517 E 22nd St BROOKLYN, NY 11226	5667 SAN FELIPE ST. BROOKLYN, NY 11210
SUBMARKET	Litte Haiti	Canarsie	Flatbush	Canarsie
BUILD DATE	2017	1955	2002	1960
ROOMS	6	5	5	4
OPENING DATE	2017	1955	2002	1965
BUILDING AREA	3,500 Sqft	2,309 Sqft	1,700 Sqft	1,640 Sqft
LOT AREA	N/A	N/A	N/A	N/A
GARAGE	2	2	2	2
AVERAGE PRICE	$1,299,999	$899,999	$999,999	$849,000
AVERAGE PRICE / SF	$371	$390	$588	$518
HOMEOWNERS ASSOCIATION	$1,815 / Month	$2,450 / Year	$1,550 / Year	$699 / Year
TAXES WITHOUT EXEMPTION	N/A	N/A	N/A	N/A
TAX RATE	N/A	N/A	N/A	N/A

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Market Analysis - New Houses

	332 E 28th St #1 BROOKLYN, NY 11226	1105 CORTELYOU RD PENTHOUSE 5 BROOKLYN, NY 11218	567 OCEAN AVE BROOKLYN, NY 11210	785 EAST 34th ST BROOKLYN, NY 11210
SUBMARKET	Little Haiti	Fairdale Urban Estates	Prospect Park South	Fairdale Urban Estates
BUILD DATE	2020	2023	2020	2023
ROOMS	10	3	2	3
OPENING DATE	2020	2023	2020	2023
BUILDING AREA	6,197 Sqft	1,430 Sqft	1,221 Sqft	975 Sqft
LOT AREA	N/A	N/A	N/A	N/A
GARAGE	10	2	2	2
AVERAGE PRICE	$3,600,900	$1,650,000	$828,000	$775,000
AVERAGE PRICE / SF	$581	$1,154	$678	$795
HOMEOWNERS ASSOCIATION	N/A	$673 / Month	$990 / Month	$609 / Month
TAXES WITHOUT EXEMPTION	N/A	N/A	N/A	N/A
TAX RATE	N/A	N/A	2,01%	N/A

Whats Nearby?

New York City stands out with its cultural and social diversity. The city hosts people and cultures from all over the world, providing the opportunity to establish global business connections. This diversity makes it easier to establish a wide network in the business world and target different markets. In addition, cultural richness and social diversity increase the quality of life and create an attractive environment for employees and investors. Investments made in New York provide the opportunity to reach a wider customer base thanks to this rich cultural environment.

New York is a major center in the field of science and technology with its leading universities and research centers. The universities in the city offer a wide pool of knowledge and resources in entrepreneurship and innovation. This increases research and development opportunities for investors and provides the opportunity to invest in innovative projects. Educational and research institutions also provide a qualified workforce and create an ecosystem that supports the success of investments. New York's academic and research potential is a great advantage for long-term investment strategies.

Banks

- ▲ Apple Bank
- ▲ Bank of America
- ▲ Valley Bank
- ▲ Santander Bank
- ▲ Citibank

Parks

- ▲ Prospect Park
- ▲ Sunset Park
- ▲ Marine Park
- ▲ The Green-Wood Cemetery
- ▲ Canarsie Park

Theatre - Cinema - Restaurants

- ▲ Collaborative Arts Project 21
- ▲ Lee Strasberg Theatre & Film Institute
- ▲ The Carnegie Club
- ▲ Regal UA Sheepshead Bay
- ▲ Nitehawk Cinema
- ▲ Dia Fara Pizza
- ▲ Bamboo Walk Caribbean

Healthcare Institutions

- ▲ Maimonides Midwood Community Hospitals
- ▲ NYC Health+ Hospitals
- ▲ TürkMed Servis

Why Should I Invest in Brooklyn?

As YDY Construction Inc., with our wide and diversified portfolio, we not only offer our investors exclusive housing opportunities, but also various real estate options that are suitable for every budget and have high return potential. With our new construction projects and extensively renovated properties, we build residences that meet all the requirements of modern life and prioritize aesthetics and functionality.

We meticulously select the regions to be invested and constantly analyze market dynamics to develop projects in locations where our customers can evaluate their capital in the most effective way. Thus, each property in YDY Construction Inc.'s portfolio is designed to have high rental income and capital growth potential not only in current market conditions but also in the future.

Each new construction and renovation project not only changes the face of the region, but also creates value for the community. These projects aim to create positive impacts not only for our investors, but also for the communities we share our living spaces with. As YDY Construction Inc., we aim to build a better future for everyone with a vision beyond real estate.

Through our state-guaranteed payment programs, we provide our investors with a regular and reliable income stream while also protecting the value of their investments. These programs help properties generate continuous rental income, so our investors' income is always protected.

GUARANTEED RENTAL INCOME

The properties you own by investing in our project offer a rental income ranging from a minimum of $2,200 to $3,000 per month. This creates a stable source of income, especially for long-term investors. In addition, you can further secure the return on your investment with the optional 10-year guaranteed rental income option.

E-2 and EB-5 VISA OPPORTUNITIES

Investments in the project not only provide financial returns, but also provide eligibility for E-2 and EB-5 visas, which grant the right to work and live in the USA. With investments of $800K+, you can have an EB-5 visa and Green Card in 6-9 months. Thus, the opportunity to live and work permanently in the USA is also captured.

VALUE INCREASE POTENTIAL

The value of the properties you purchase increases by an average of 60% to 100% over a 10-year period. This means that your initial investment will appreciate significantly over time. Brooklyn's rapidly growing economy and growing population are supporting this appreciation in the housing market.

LONG-TERM TRUST

We offer our investors not only a property but also a future. With the returns you will get from your investment and the visa opportunities offered, Brooklyn Housing Project secures both your today and tomorrow.

Why New York?

New York City is known as one of the most powerful centers of the world economy and offers investors a wide range of sectors. The city draws attention with its strong presence in sectors such as finance, media, technology, education and real estate. New York's Wall Street district is the heart of the global financial markets and investments made here generally include projects with high return potential. In addition, the media and technology sectors provide an attractive environment for entrepreneurs by offering innovation and growth opportunities. This diversity in the city makes it easier for investors to make strategic decisions in different sectors and offers the opportunity to evaluate opportunities in various areas of the economy.

New York is also a very attractive place in terms of real estate investments. Properties located in areas such as Manhattan and Brooklyn in particular offer high rental income and value increase potential. The real estate market in the city has been growing steadily for years and offers investors the opportunity to make long-term profits. New York's cosmopolitan structure and constantly developing infrastructure are important factors that support the increase in real estate values. Investors can gain great financial advantages with the rental income and value increase obtained from properties in this city.

New York’s transportation and infrastructure system is another important factor that increases the city’s business advantages. The city is a transportation hub with an extensive public transportation network and strong connections around the world. This makes business travel and logistics operations more efficient. In addition, New York’s ports and airports play an important role in international trade and investment opportunities. The city’s advanced infrastructure allows investors to manage their projects more easily and interact with global markets.

New York is a major center for science and technology with leading universities and research centers. The city’s universities offer a wide pool of knowledge and resources in entrepreneurship and innovation. This increases research and development opportunities for investors and provides the opportunity to invest in innovative projects. Educational and research institutions also provide a qualified workforce and create an ecosystem that supports the success of investments. New York’s academic and research potential is a great advantage for long-term investment strategies.


Studio Starting Price
$ 495,000
1BR Starting Price
$ 550,000
Property Gain
%6-15
10 Years Treasury
%60-100
Rental Income
%7-9
Suitable Visa
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 New York 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.

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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