LICENSED
GENERAL
CONTRACTOR

Premium Residences Under Construction

Miami Estates

Miami, Florida

LICENSED GENERAL CONTRACTOR

Miami Estates

Miami, Florida

Premium Residences Under Construction

PROJECT INTRODUCTION CATALOGUE

DECEMBER 2024

Make Your American Dream Come True

Secure your future and that of your family by purchasing a home in America.

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...

Contents

01 PROJECT OVERVIEW

A Luxurious Life by the Sea

PROJECT OVERVIEW

Miami Housing Project is strategically located in the heart of Miami, providing easy access to beaches, luxury shopping malls, famous restaurants and cultural events. It is ideal for those who seek a dynamic and energetic lifestyle while balancing an active city life with a peaceful life in nature.

Miami Housing Project offers a unique living space in one of the most prestigious areas of Miami, with its unique sea view and modern architecture. This special project promises its residents an unforgettable living experience by combining all the possibilities of city life with natural beauties.

In this unique housing project built with a modern and innovative architectural approach, every detail is in perfect harmony with spacious interiors and elegant exterior designs. Large windows take in maximum sea and city views, while high-quality materials and state-of-the-art home appliances guarantee comfort and luxury.

Miami Housing Project offers a unique opportunity for those who want to acquire property for both individual use and investment purposes. Miami's ever-increasing real estate market and the strategic location of the project guarantee that property values will increase over time. This will be a safe choice for you not only for today but also for future investments.

ECONOMICAL LOCATION 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 beaches offer visitors a unique experience with their white sands and turquoise waters.
- Miami also plays an important role as a business center due to its strategic location in Latin America and the Caribbean. The rapid growth and investment opportunities in the region make it an attractive location for entrepreneurs and business people.
- As the city is a world-class financial and cultural center, it has the potential to increase property values in the long term, making Miami an attractive option for both local and international investors. It is a major center for healthcare and medical research.

Project Information

LOCATION: Miami, Florida

STATE AUTHORITY: Florida

CONDITION OF THE PROPERTY: Under Construction

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+1 flats is 550 sf.

EARNINGS & RETURN:

Those who buy a house from this project can earn a monthly rental income of $1100-$1600 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 $1600-$2000 per month.

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

Kitchen

The kitchens of the Miami Residential Project offer elegance and functionality together. Equipped with high-quality stainless steel appliances, large marble countertops and stylish design elements, these kitchens appeal to both home cooks and professionals. Large islands and open kitchen layouts encourage social interactions for perfect dining experiences, while modern cabinets and ample storage areas allow you to store all kinds of kitchenware in an orderly manner.

These kitchens, where every detail is carefully designed, let in natural light with elegant lighting and large window layouts. This makes the time you spend in the kitchen brighter and more inviting. At any time of the day, these kitchens offer an ideal environment for cooking and being together with your family or guests.

Living Room

Living rooms in Miami Housing Project meet all the needs of modern life with their spacious and open plans. While high ceilings and large windows provide plenty of natural light, the elegance of the decoration comes to the fore with luxurious interior designs and comfortable furniture. Living rooms are perfectly designed for daily rest or large meetings, so you feel every moment special.

Elegant wooden floors and specially designed carpets 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 enchanting views of Miami from the comfort of your home

Luxury Baths

Bathrooms are special spaces that combine luxury and relaxation in the Miami 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.

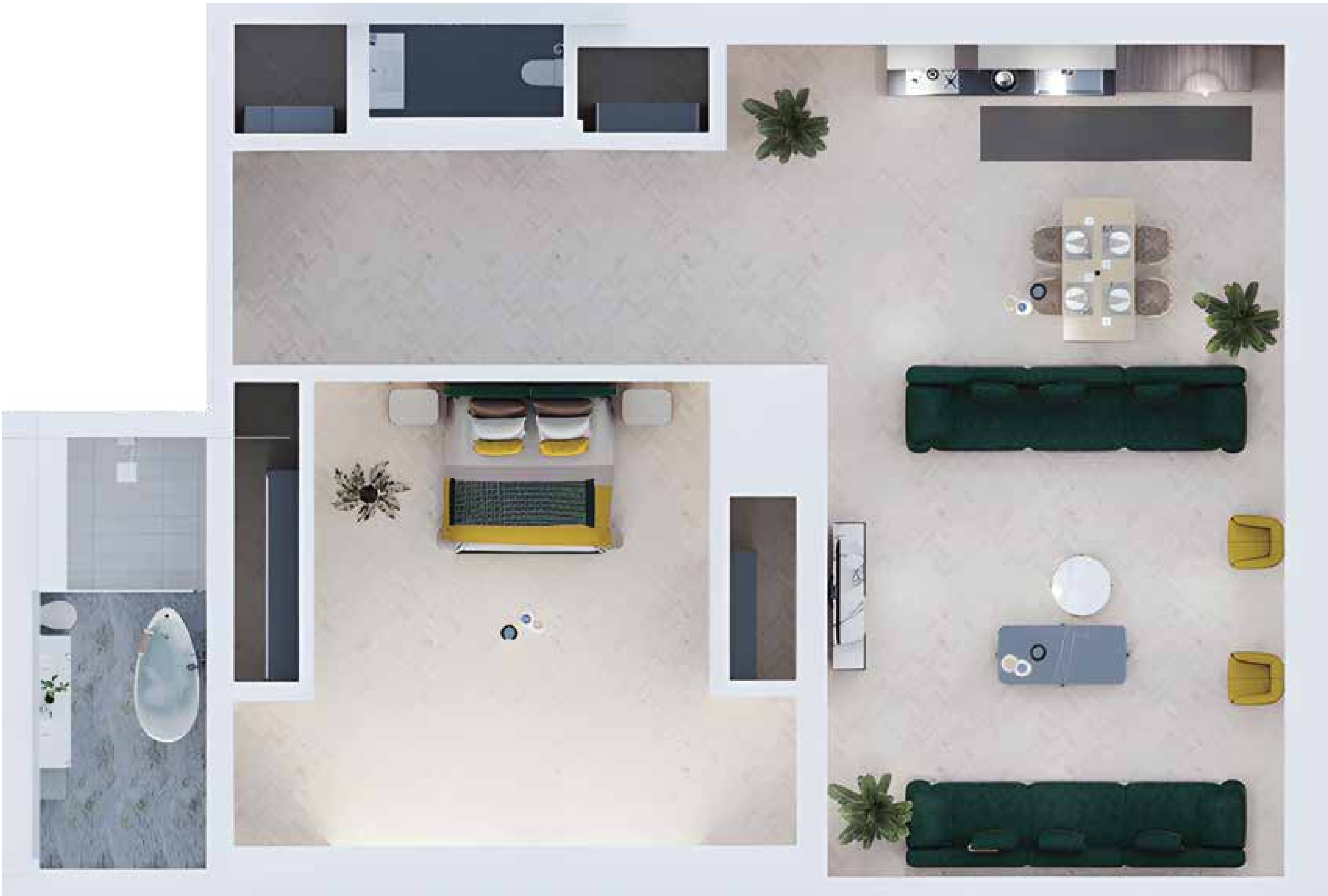
Each bathroom offers elegant and functional solutions for your personal care. Double sinks, vanity tables and special lighting turn your daily routine into a pleasure. In addition, bathrooms and toilets are equipped with water-saving devices, reflecting our ecological responsibility.

Bedroom

The bedrooms at Miami Housing Project have a modern and comfortable design. Each bedroom is elegantly furnished with quality materials and offers ample wardrobe space. Soft color palettes and natural textures create a sense of peace and tranquility throughout the room, while high-quality bedding ensures a perfect sleep experience.

These private spaces have been carefully designed for your personal relaxation and rejuvenation. Silence and privacy are at the forefront, providing a calm escape where you can unwind at the end of the day. The stylish and functional design adds comfort and aesthetics to the demands of modern living, making the bedrooms a true haven.

1+1 Flat Plan - 550 sf



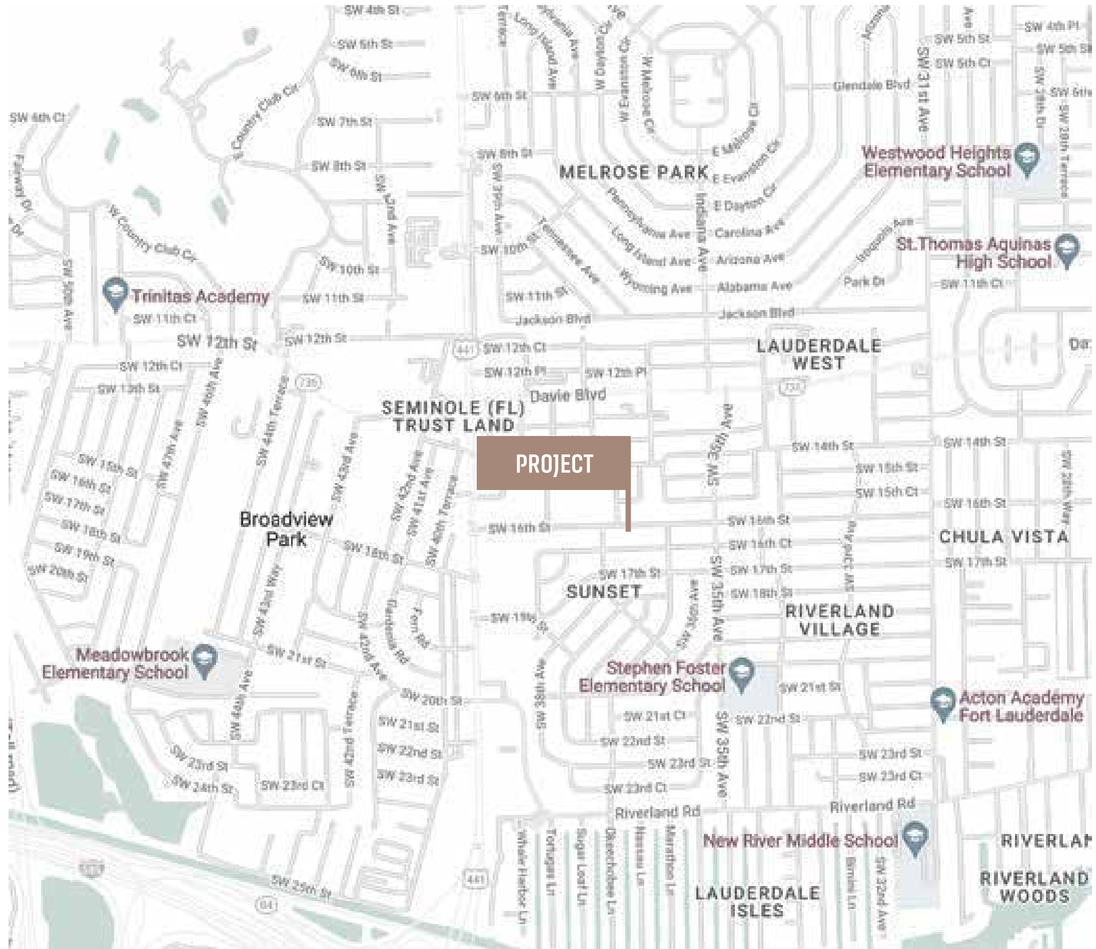
1+1 Apartment Images


3700

Project Location

Education

Miami is known for providing quality educational opportunities. There are a variety of public and private schools, colleges, and universities that offer international standards of education. These institutions offer students a wide range of academic and professional programs.



DESIGNATED PUBLIC SCHOOLS

- Stephen Foster Elementary School
  3471 Southwest 22nd Street Fort Lauderdale, FL 33312
  GreatSchools: 6/10*
- New River Middle School
  3100 Riverland Road Fort Lauderdale, FL 33312
  GreatSchools: 4/10*
- Stranahan High School
  1800 Southwest 5th Place Fort Lauderdale, FL 33312
  GreatSchools: 4/10*

PRIVATE SCHOOLS

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

- Westwood Heights Elementary School
- Trinitas Academy
- St. Thomas Aquinas High School
- Rise Academy School Of Science And Technology
- Acton Academy Fort Lauderdale

*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

Miami Housing Market Analysis

Say “Hello” to a profitable investment as a homeowner in Miami, which has a colorful and calm lifestyle, with YDY Construction Inc.!

Miami Housing Project offers a unique opportunity for those who want to acquire property for both individual use and investment purposes. Miami's ever-growing real estate market and the strategic location of the project guarantee that property values will increase steadily over time. This makes Miami a safe choice not only for today but also for future investments.

Miami is an attractive real estate investment destination that offers many advantages for Turkish investors. With its sunny climate, vibrant city life, developed economy, investment opportunities, tax advantages, safe environment and easy transportation, Miami is an ideal option to step into the life and investment of your dreams.

SUNSET

	Room	Garage	List Price	Build Area	Avg. $/sf	Bath	Lot Area	Build Date
1	3	2	$435,000	960	$500	2	6,450 Sqft.	1959
2	5	2	$1,265,000	2,188	$578	3	8,955 Sqft	2021
3	4	2	$550,000	1,644	$335	3	8,853 Sqft.	1955

SUNSET - RIVERLAND VILLAGE

	Room	Garage	List Price	Build Area	Avg. $/sf	Bath	Lot Area	Build Date
4	3	2	$569,000	1,360	$418	2	8,407 Sqft.	1955
5	3	2	$550,000	1,866	$292	3	8,250 Sqft	1960
6	3	2	$535,000	1,782	$300	2	7,560 Sqft.	1955

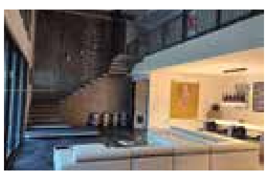
The map below shows the locations of the dataset featured on the page and the data can be used to triangulate extremely strong values for old and new homes around the property.

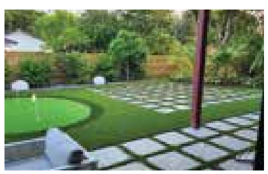
New Housing Projects - Miami

If you have any questions about tips and strategies for investing in Miami, the expert team at YDY Construction Inc. will be there to help you!

Known for its warm climate, rich cultural life and magnificent beaches, this cosmopolitan city attracts people from all over the world. Miami's real estate market is both diverse and dynamic, reflecting this international interest.

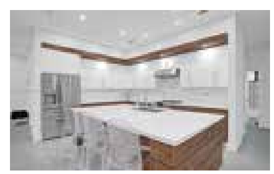
This dynamic market offers properties to suit all budgets and needs. There is a wide range of options, from luxury apartments to quiet suburban homes. Some areas of the city offer particularly attractive prices for investors and those following the real estate market.

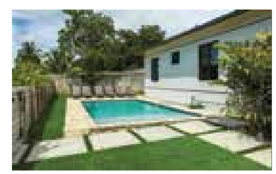




2931 Riverland Rd, Lauderdale
Miami, FL 33312

On Sale
Price: $1,420,000
Building Area: -
Price / SF: -
Room: 4
Bath: 3
Garage: 2
Lot Area: -





1930 SW 36th Ave, Lauderdale
Miami, FL 33312

On Sale
Price: $1,265,000
Building Area: 8,955
Price /SF: $578
Room: 5
Bath: 3
Garage: 2
Lot Area: 2,188

Featured Sales

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

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

2406 Marathon Ln
Miami, FL 33312

Sold Date: -
Price: $1,240,000
Building Ares (SF): 1,462
Price / SF: $848
Room: 3
Bath: 2
Garage: 2
Lot Area (SF): 9,702
Build Date: 1955

2413 Gulfstream Ln
Miami, FL 33312

Sold Date: -
Price: $1,299,000
Building Area (SF): 2,353
Price / SF: $552
Room: 5
Bath: 3
Garage: 2
Lot Area (SF): 7,283
Build Date: 1955

3574 Riverland Rd
Miami, FL 33312

Sold Date: -
Price: $1,075,000
Building Area (SF): 1,810
Price /SF: $594
Room: 4
Bath: 2
Garage: 2
Lot Area (SF): 8,651
Build Date: 1955

Market Analysis

	3421 SW 16th Ct, FORT LAUDERDALE MIAMI, FL 33312	3860 SW 16th St, FORT LAUDERDALE MIAMI, FL 33312	2390 SW 34th Way, FORT LAUDERDALE MIAMI, FL 33312	3150 SW 23rd Ct, FORT LAUDERDALE MIAMI, FL 33312
SUBMARKET	Riverland Village	Sunset	Riverland Village	Riverland Village
BUILD DATE	1960	1954	1955	1960
ROOMS	3	4	3	3
OPENING DATE	1962	1955	1960	1965
BUILDING AREA	1,396 Sqft	1,644 Sqft	1,420 Sqft	1,508 Sqft
LOT AREA	7,340 Sqft	8,853 Sqft	7,010 Sqft	-
GARAGE	2	2	2	2
AVERAGE PRICE	$539,000	$550,000	$530,500	$565,500
AVERAGE PRICE / SF	$386	$335	$373	$375
HOMEOWNERS ASSOCIATION	$950 / Months	$550 / Year	$875 / Year	$699 / Year
TAXES WITHOUT EXEMPTION	$6,214 / 2023	$7.702 / 2023	$2,279 / 2023	$6,715/2023
TAX RATE	2,14%	2,55%	2,02%	2,39%

Market Analysis - New Houses



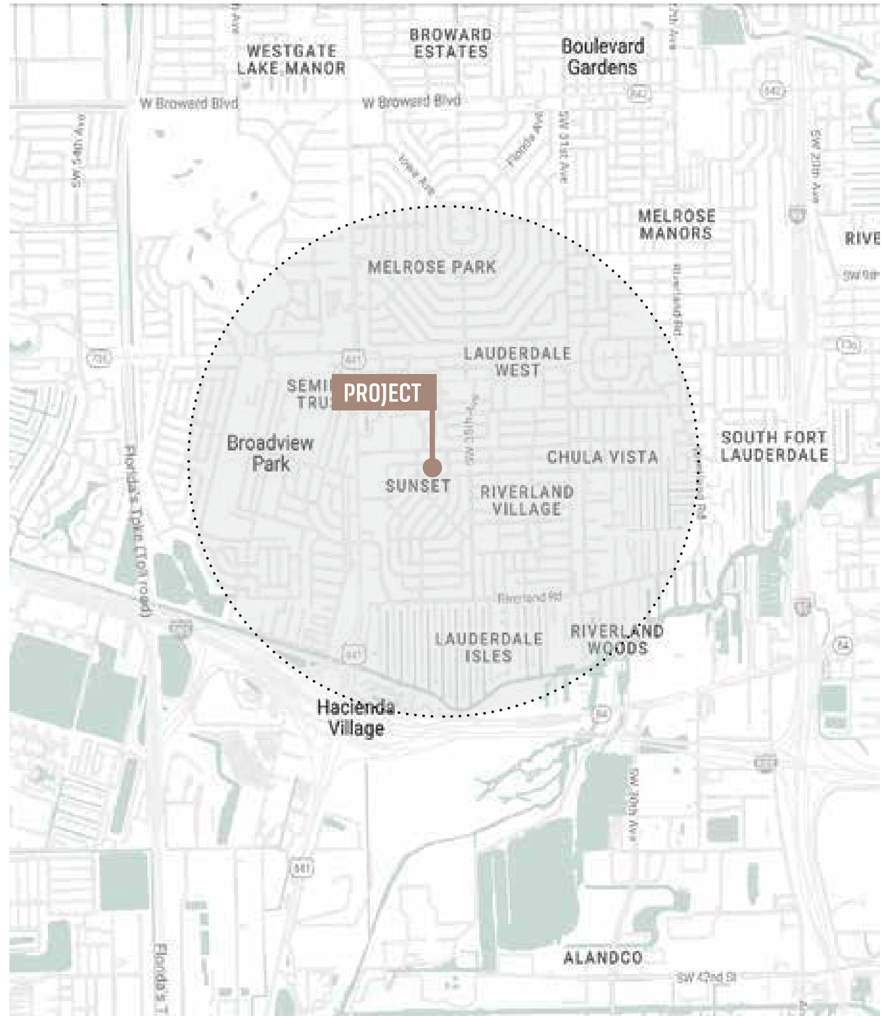

	1930 SW 36th Ave, FORT LAUDERDALE MIAMI, FL 33312	2931 Riverland Rd, FORT LAUDERDALE MIAMI, FL 33312	5001 Peacock Way, FORT LAUDERDALE MIAMI, FL 33312	3024 Green Palm Ct, FORT LAUDERDALE MIAMI, FL 33312
SUBMARKET	Sunset	Riverland Village	Riverland Woods	Riverland Woods
BUILD DATE	2021	2021	2024	2024
ROOMS	5	4	3	3
OPENING DATE	2021	2021	2024	2024
BUILDING AREA	2,188 Sqft	N/A	1,854 Sqft	1,848 Sqft
LOT AREA	8,955 Sqft	10,297	N/A	N/A
GARAGE	2	2	2	2
AVERAGE PRICE	$1,249,900	$1,420,000	$827,000	$791,000
AVERAGE PRICE / SF	$571	N/A	$446	$428
HOMEOWNERS ASSOCIATION	N/A	N/A	N/A	N/A
TAXES WITHOUT EXEMPTION	$13,396 / 2023	$1,727 / Aylık	N/A	N/A
TAX RATE	2,57%	2,43%	N/A	N/A

Whats Nearby?

Families will appreciate the proximity to prestigious schools such as Stephen Foster Elementary School, New River Middle School and Stranahan High School, providing children with an excellent education.

As part of Fort Lauderdale's unique living environment, it allows you to enjoy all the city has to offer while also enjoying nature. It is located just a short distance from downtown Fort Lauderdale. You can easily access the city's restaurants, shopping and cultural events.

It is surrounded by Fort Lauderdale's famous parks and green spaces. In particular, the large green areas and ponds in the surrounding area provide an ideal environment for outdoor activities. For those who love sports, there are walking trails, bike paths and sports fields. In addition, the natural beauty of the area offers great opportunities for family walks or picnics.



Banks

- City National Bank
- Bank of America
- Da Bank
- Wells Fargo Bank
- Citibank

Theatre - Cinema - Restaurants

- Paladin Playhouse
- Lauderhill Performing Arts Center
- Dillard Center For the Arts
- Regal Broward
- AutoNation IMAX 3D Theater
- Luka Restaurant and Coffee
- Unique Caribbean Restaurant

Healthcare Institutions

- Broward Healtg Medical Center
- HCA Florida Univesity Hospital
- HCA East Florida Division

Why Should I Invest in Miami?

The Miami real estate market continues to show positive developments this year. Real estate experts have predicted that this year is a good time to purchase investment properties in the Miami housing market, citing trends in real estate portfolios and purchase demands as the reason for this, creating a preferred real estate market for most buyers.

The fact that millennials, in particular, prefer to rent instead of buying a house in Miami also stands out as one of the reasons why rental properties are performing well in the Miami housing market.

The increase in job opportunities, strong economy, climate advantages and environmental beauty also show why Miami is chosen for a high return on investment.

If you have chosen Miami as a location to invest as a result of all these reasons, the first thing you need to do is to choose where to invest. The second decision that follows this important decision is what type of property to invest in for the best return.

GUARANTEED RENTAL INCOME

The properties you own by investing in our project offer a rental income ranging from a minimum of $1,100 to $1,600 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. Miami'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, Miami Housing Project secures both your today and tomorrow.

Why Miami ?

Miami is a very enjoyable and peaceful city with its magnificent beaches, oceanfront location, wonderful sea, quality restaurants, nightlife for all age groups, wonderful shopping malls where you can enjoy visiting, different cultures, and mild climate, where not only foreigners but also people living in other cities in America come and settle.

You can reach many points from Miami very easily and in a short time. The Caribbean islands are 30 minutes - 1.5 hours by plane. Cuba is 30 minutes by plane, Orlando is 1 hour by plane - 4 hours by car. New York is about 2 hours by plane.

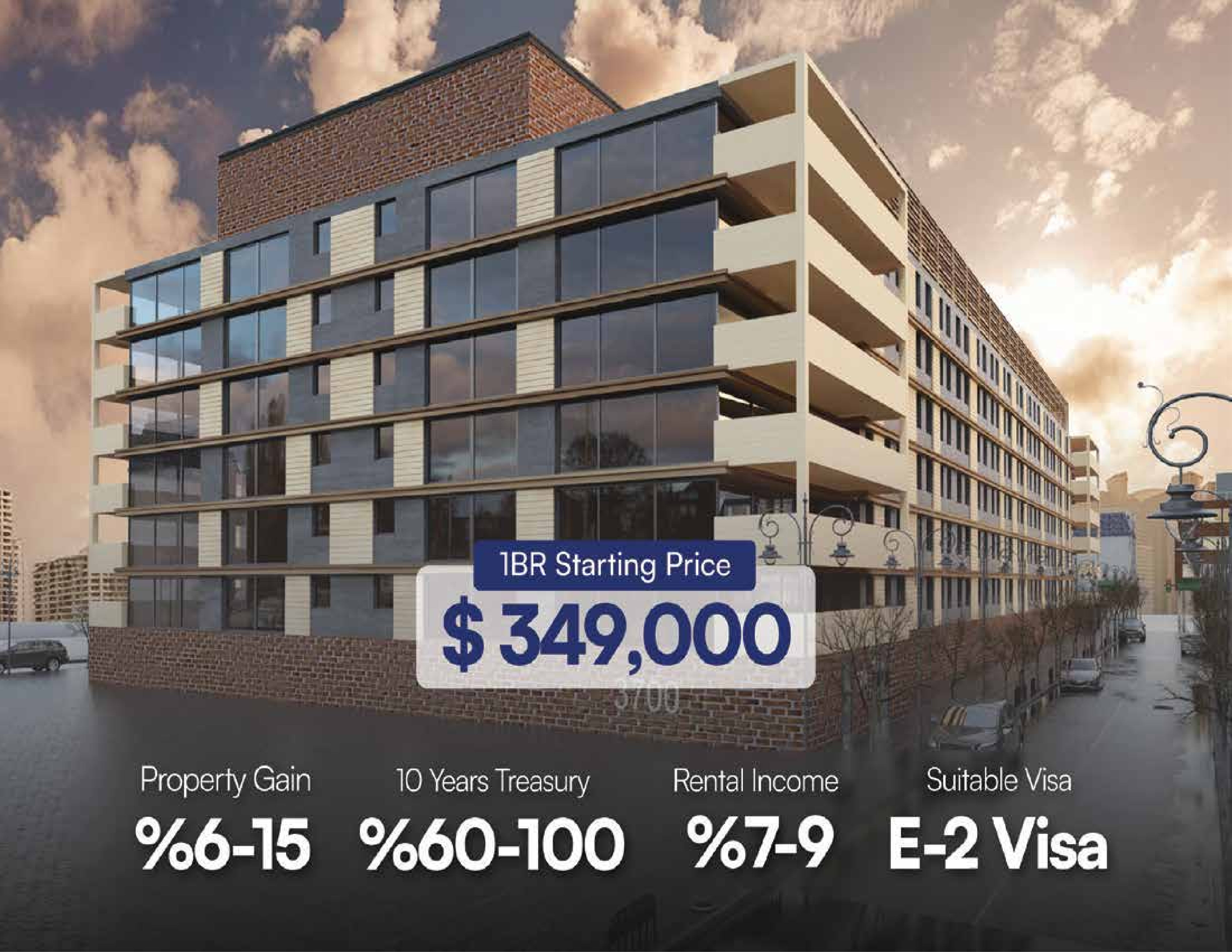
Tax rates in Miami are lower than many cities. Miami offers you the opportunity to live at high standards with low prices.

Thanks to its growing cities, strong rental housing market, no state income tax and year-round tourism options, South Florida is the leading real estate market for international investors in the United States, and its sales figures reflect this.

Florida is constantly attracting 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, and Florida's GDP ranks fourth among U.S. states. Florida is on track to become the third most populous state in the country in the near future. This trend toward long-term growth projects makes South Florida a unique location and attractive center for real estate investment.

Miami is the 7th city in the top 10 cities that the world's wealthiest people care about and call home. Every year;

- Nearly 14 million visitors,
- 39 million people fly from Miami,
- 4 million cruises are made,
- More than 1,000 companies are headquartered in Miami.


1BR Starting Price
$ 349,000
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 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.

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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