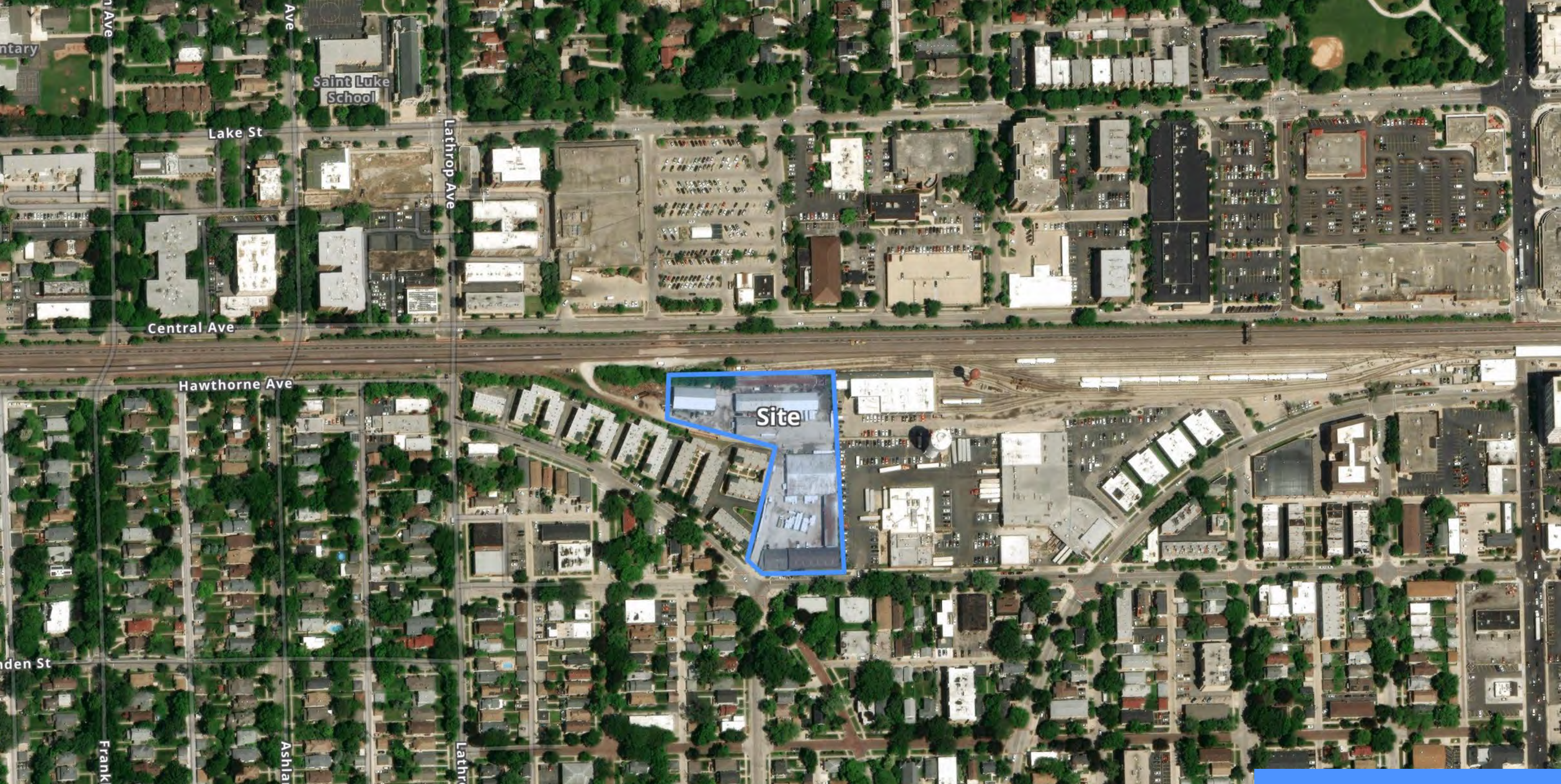

JULY 2026

Multifamily/Townhome Redevelopment Opportunity

Equity Acquisition Opportunity (100% Ownership Interest)

7459 Franklin Street

Forest Park, Illinois

Colliers
Accelerating success.

TRANSIT-ORIENTED INFILL SITE

Confidentiality & Disclaimer Statement

This Offering Memorandum (the "Memorandum") has been prepared by Colliers Securities LLC and/or its affiliates ("Colliers") on behalf of Romano Family Holdings, LLC (the "Seller") in connection with the proposed sale of 100% of the issued and outstanding equity interests (the "Interests") in Mackie Family Properties, Inc. (the "Company"), which owns certain real property located at 7459 Franklin Street, Forest Park, Illinois (the "Property").

This Memorandum is being furnished on a confidential basis solely for use by a limited number of prospective purchasers (each, a "Prospective Investor") for the purpose of evaluating a potential acquisition of the Interests. This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy any securities, which may be made only pursuant to definitive agreements and in accordance with applicable federal and state securities laws. Any such offer or sale will be made in reliance on one or more exemptions from the registration requirements of the Securities Act of 1933, as amended (the "Securities Act"), and applicable state securities laws. The Interests will be offered only to investors who are "accredited investors" as defined under Rule 501 of Regulation D promulgated under the Securities Act.

The information contained herein has been obtained from the Seller and other sources deemed reliable; however, neither Colliers, the Seller, nor the Company, nor any of their respective affiliates, officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents. All information is subject to change without notice. No legal liability is assumed or shall be implied with respect thereto.

This Memorandum contains summaries, projections, and forward-looking statements that are inherently subject to significant business, economic, and competitive uncertainties and contingencies, many of which are beyond the control of the Seller and Colliers. Actual results may differ materially from those projected or implied. Prospective Investors are urged to conduct their own independent investigation and analysis of the Company, the Property, and the information contained herein, including but not limited to financial, legal, tax, and other due diligence, and to consult with their own advisors.

The Company owns the Property and related assets, and the proposed transaction is structured as an acquisition of the Interests in the Company rather than a direct purchase of the Property. Accordingly, any purchaser will acquire the Company subject to all of its assets and liabilities, whether known or unknown, except as otherwise provided in definitive transaction documents.

By accepting this Memorandum, the recipient agrees that (i) the Memorandum and its contents are confidential; (ii) it will hold and treat such information in strict confidence; (iii) it will not reproduce or distribute the Memorandum, in whole or in part, to any other person without the prior written consent of Colliers; and (iv) it will use the information solely for the purpose of evaluating a potential acquisition of the Interests. If the recipient does not wish to pursue the transaction, it agrees to promptly return or destroy this Memorandum and all related materials.

The Seller and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers, to terminate discussions with any Prospective Investor at any time, and to negotiate with one or more Prospective Investors at any time and in any manner. No binding agreement shall exist unless and until a definitive purchase agreement has been fully executed and delivered by the parties.

A Prospective Investor's sole and exclusive rights with respect to the proposed transaction shall be limited to those expressly set forth in a fully executed definitive agreement, and in no event shall such Prospective Investor have any claims against the Seller, the Company, Colliers, or any of their respective affiliates, officers, directors, employees, or agents in connection with this Memorandum or the solicitation process.

This Memorandum does not purport to be all-inclusive or to contain all information that a Prospective Investor may require. Neither the delivery of this Memorandum nor any further discussions shall, under any circumstances, create any implication that there has been no change in the affairs of the Company or the Property since the date hereof. The Interests have not been registered under the Securities Act or any state securities laws and may not be resold or transferred except in compliance with such laws and applicable exemptions therefrom.

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Executive Summary

7459 Franklin Street presents a rare opportunity to acquire a well-located infill redevelopment site in Forest Park, Illinois, with clear municipal support for residential conversion. Exact unit count subject to site plan, parking and municipal approvals.

- Acquisition of 100% of the equity interests in Mackie Family Properties, Inc. (the "Company")
- The Company owns the real estate located at 7459 Franklin Street
- Village-supported transition from industrial to residential – Multifamily or Townhomes
- Strategically located within a TIF District, offering potential access to redevelopment incentives

A highly executable multifamily/townhome opportunity with alignment from both the market and the municipality.

Investment Highlights

- Municipal Support for Redevelopment
- Multifamily and/or Townhome Development Potential
- Near-Term Site Control (short-term, cancelable leases)
- Strategically located in a TIF District
- Infill Location Adjacent to Oak Park
- Value Creation Through Repositioning
- Walking Distance to Metra and 2 CTA Lines (Blue and Green)
- Minutes from Shopping

Property Details

The Property is owned by the Company; the transaction is structured as an equity acquisition.

The subject property is a 2.5-acre site in the heart of Forest Park, IL, adjacent to the Metra rail line—an ideal opportunity for transit-oriented development (TOD). The site is well-suited for a high-density residential project that maximizes its exceptional connectivity. Its proximity to public transit, major roadways and local amenities makes it a rare and valuable opportunity for developers seeking to create a vibrant, commuter-friendly community in a prime location.

Address	7459 Franklin St
City	Forest Park
County	Cook
Acres	2.5
Zoning	I-2 (will likely need Planned Development)
Schools	District 91 - K-8 District 209 - Proviso Township High School
APN	15-12-400-015 15-12-400-019
Taxes (2024)	$88,504.01
Sale Price	Subject to Offer
Highlights	• Potential Transit-Oriented Development • Motivated Municipality • Proximity to Metra and 2 CTA Lines • TIF District

TAX INCREMENT FINANCING

CIRCLE HARLEM REDEVELOPMENT AREA

Preliminary Redevelopment Expectations

Conceptual Development Parameters
The following development parameters are conceptual in nature and subject to municipal approvals, zoning, and final design.

Site Area
±2.5 acres (±108,900 SF)

Proposed Use
- Transit-Oriented Development (TOD)
- Multifamily/Townhome residential with potential ground-floor retail or amenity space

Density
Approximate density range: TBD – based on product type, zoning/PUD and Village review

Building Height
Mid-rise multifamily, 5-7 stories
Subject to zoning and municipal review

Parking (Conceptual)
Combination of structured and/or podium parking

Transit Orientation
- Adjacent to Metra rail line
- Walkable access to transit, retail, and neighborhood amenities
- Site configuration supports pedestrian-oriented design

Zoning Status
- Current zoning: I-2 Industrial
- Village of Forest Park has expressed support for Planned Development

Incentives
- Located in a TIF District - offering potential access to redevelopment incentives

Development Notes
- Site size and configuration support efficient building massing
- Opportunity for high-quality, transit-focused residential product
- Strong alignment with municipal planning goals and transit-oriented growth

Leases & Environmental

Tenant	Monthly Rent	Annual Rent	Renew Date	Escalations
A	$495	$5,940	8/1/2026	2 – 4% at renewal
B	$4,200	$50,400	8/1/2026	2 – 4% at renewal
C	$4,000	$48,000	8/1/2026	2 – 4% at renewal
D	$1,700	$20,400	8/1/2026	2 – 4% at renewal
E	$10,500	$126,000	5/1/2027	
TOTAL	$20,895	$250,740		

Highlights

- Interim cash flow
- Structured to preserve redevelopment flexibility
- Short-term occupancy to facilitate redevelopment
- Leases may be terminated upon 90-day notice

Environmental

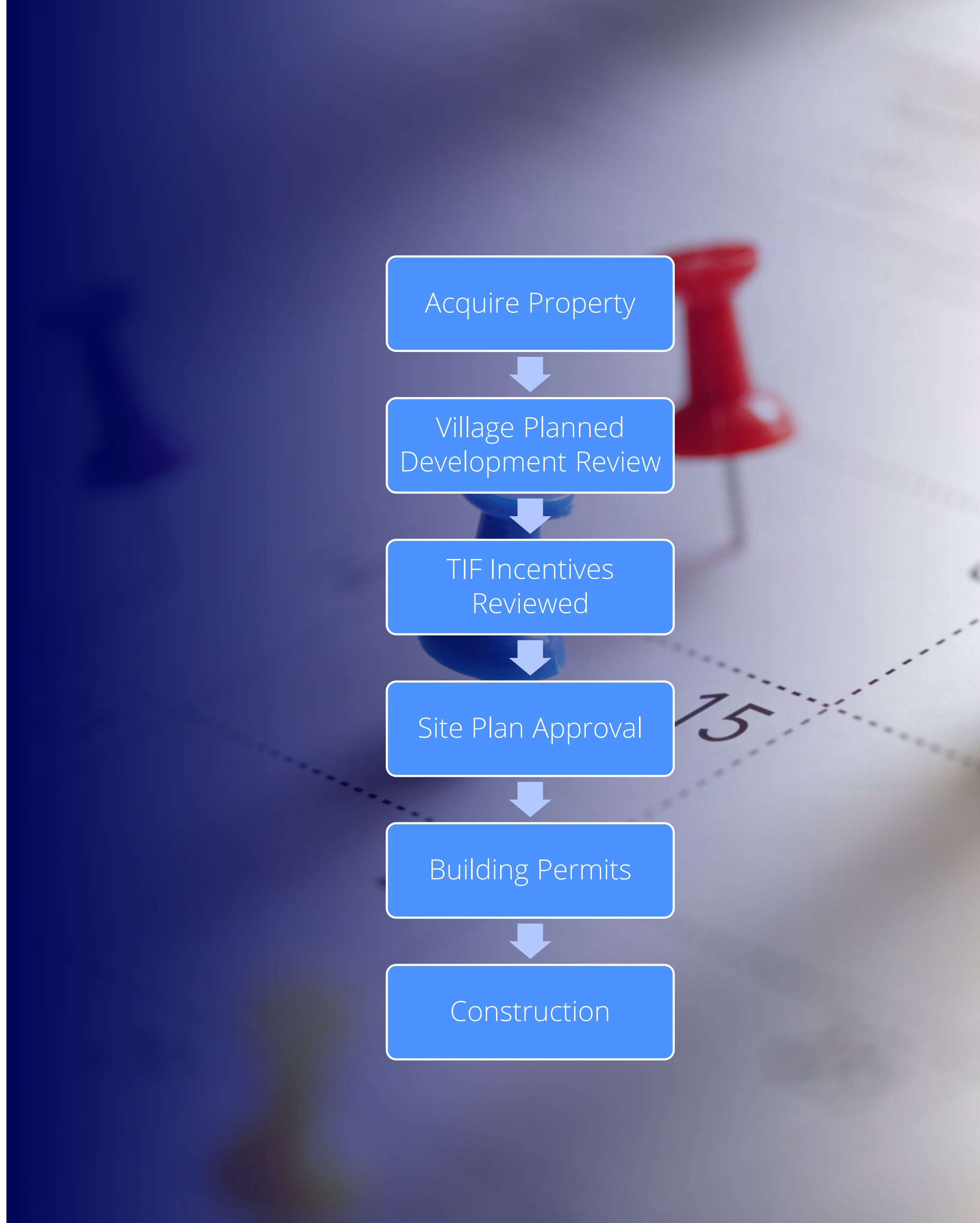
✓ Phase I Complete
✓ Phase II Complete
✓ All soil sample concentrations below Illinois EPA Tier 1 Residential SROs
✓ ECG concludes **No Further Investigation Warranted**

The property has completed a Phase II Environmental Study confirming contaminant concentrations below Illinois EPA Tier 1 Soil Remediation Objectives, the State's most stringent standards protective of unrestricted residential land uses. Environmental Consulting Group concluded that no further investigation is warranted.

Path to Entitlement

Entitlement Path
The property has already achieved several important milestones that position it for a streamlined entitlement process, including:

- Village of Forest Park has expressed support for multifamily/townhome redevelopment.
- Property aligns with the Village's transit-oriented development (TOD) planning objectives.
- Planned Development approval is anticipated as part of the redevelopment process.



Why this Site Wins

Seller Has Removed Major Development Risks

- ✓ Village support for multifamily/townhome redevelopment
- ✓ Phase II completed—no further investigation warranted
- ✓ Existing income during entitlement period
- ✓ TIF district
- ✓ Transit-oriented location – Metra and 2 CTA Lines (Blue and Green)
- ✓ Large, assembled 2.5-acre infill site
- ✓ Walkable to Downtown Business District
- ✓ Nearby Shopping – Jewel, Whole Foods, Aldi
- ✓ Recreation – Prairie Path and biking amenities

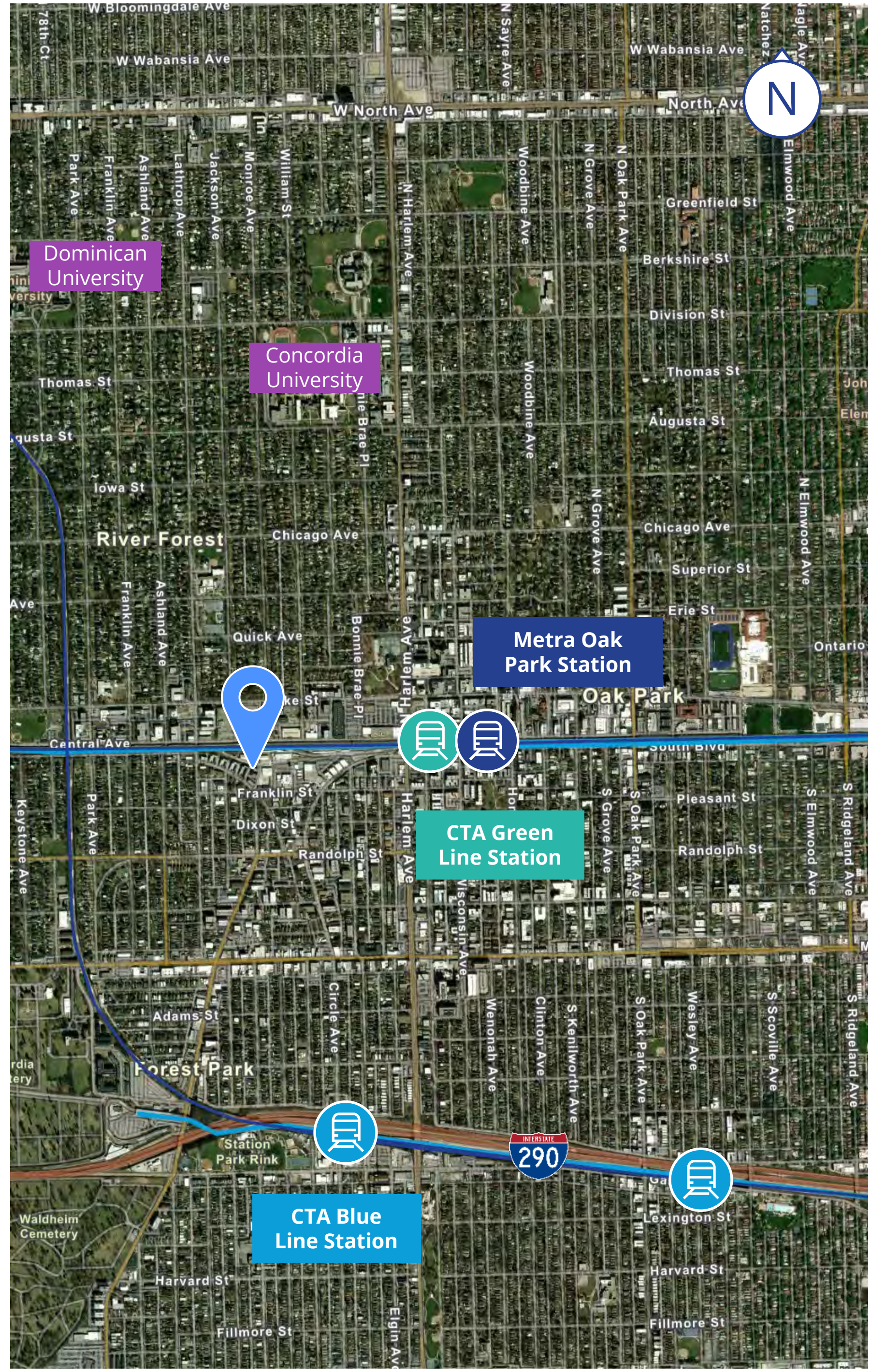
Strategic Access to Chicago and the Near-West Suburbs

Immediate access to I-290 (Eisenhower Expressway)

Proximity (9-minute walk) to CTA Blue and Green Line (Loop + O'Hare) and Metra Line

Adjacent to Shopping

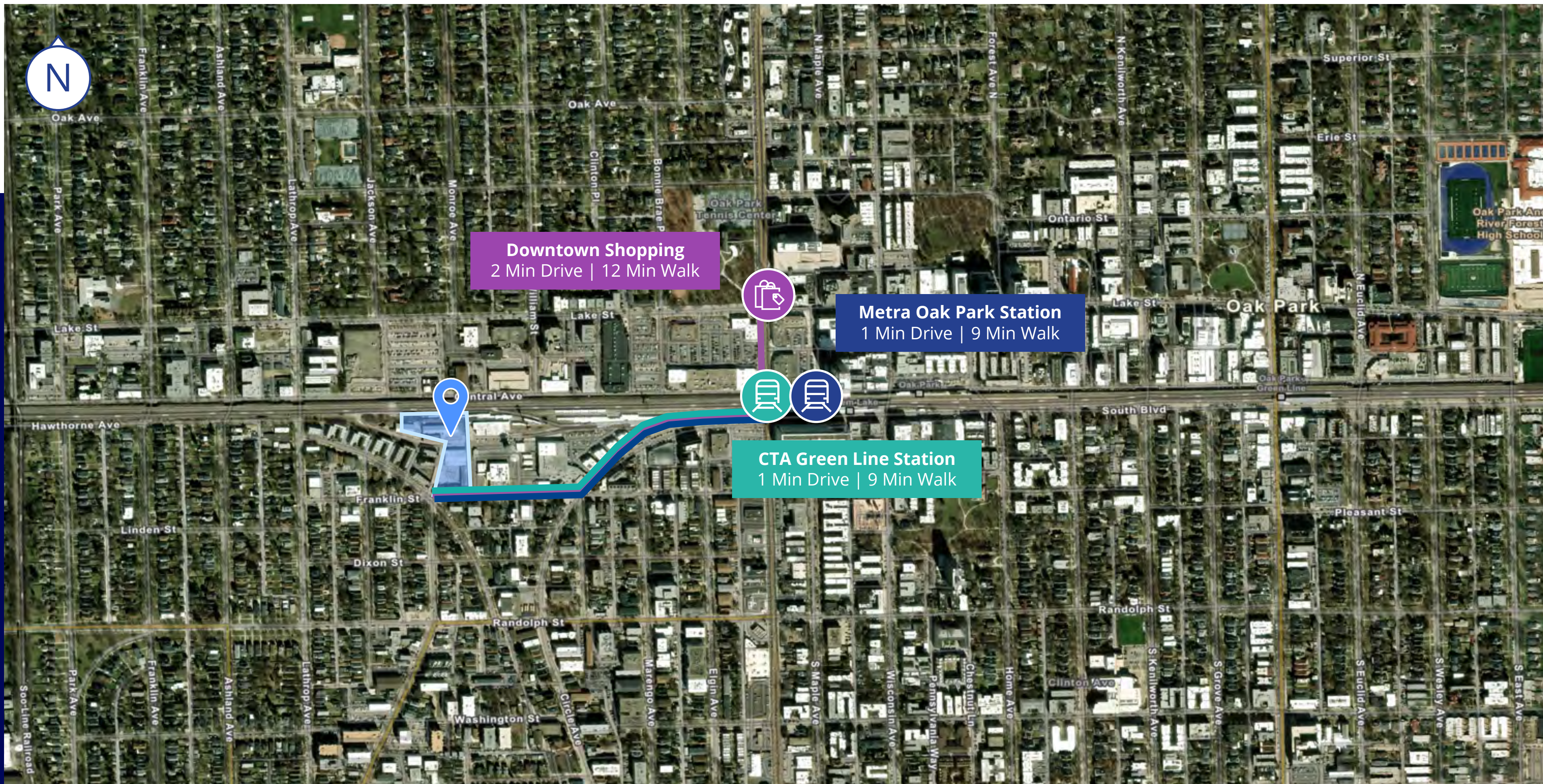
Infill location within established residential neighborhood



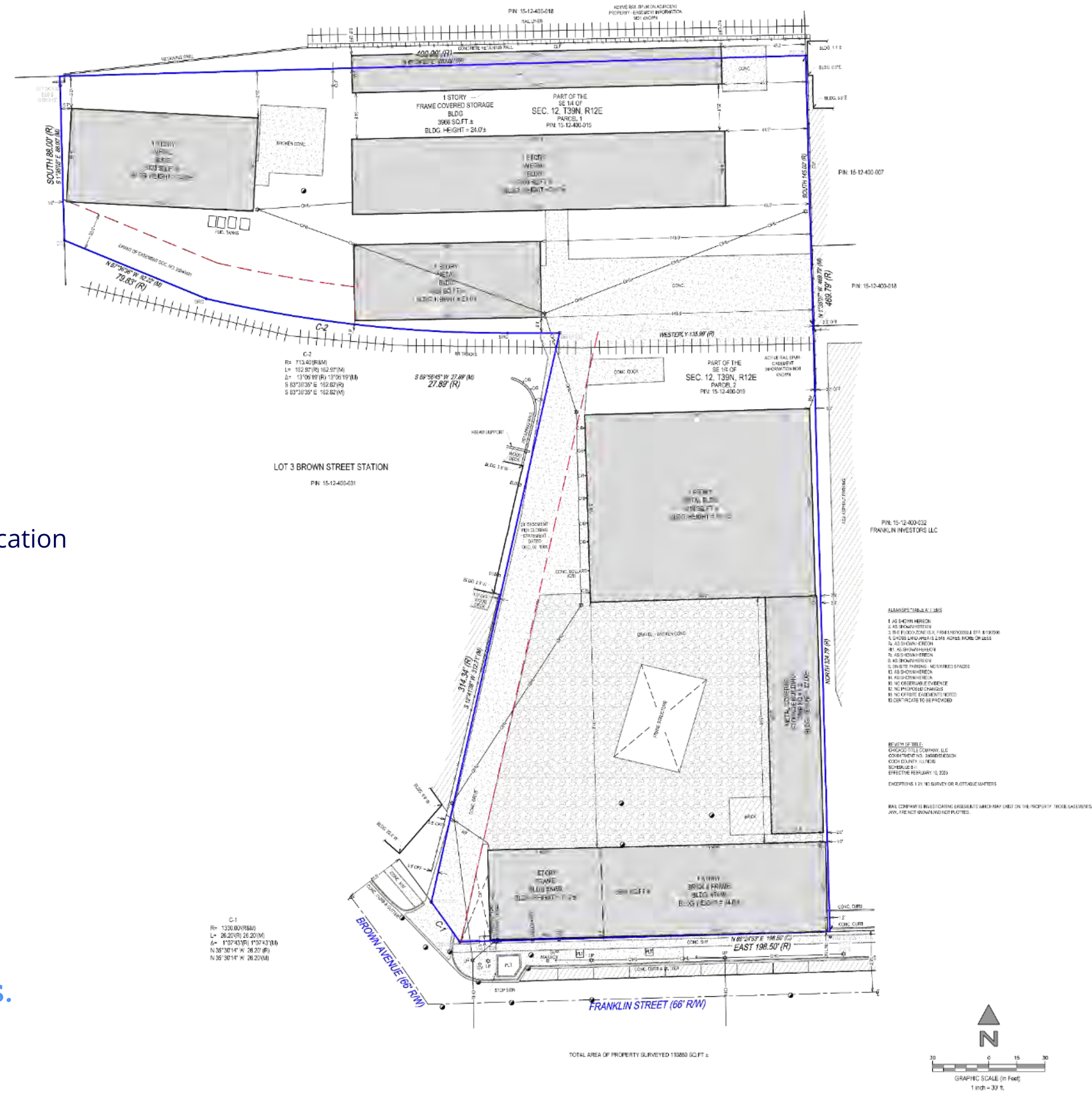
Location Overview

- Infill Location with Strong Demand Drivers
- Adjacent to Oak Park, one of the most desirable suburban markets
- Strong renter demand driven by transit and employment access
- Walkable access to retail, dining and daily amenities
- Limited availability of large-scale development sites

A location that supports long-term multifamily/townhome demand and rent growth.



Development Opportunity



Multifamily/Townhome Development

- Density driven by parking strategy and design efficiency
- Strong alignment with Village planning objectives
- Opportunity to deliver institutional-quality product
- Scale rarely available in this submarket
- Ability to deliver meaningful scale in a high-barrier-to-entry location

TIF & Incentives

TIF District

- Potential reimbursement for:
  - Site work and infrastructure
  - Select redevelopment costs
- Value tied to incremental tax revenue generated

TIF provides potential to reduce development basis.

Demographics

1 Miles

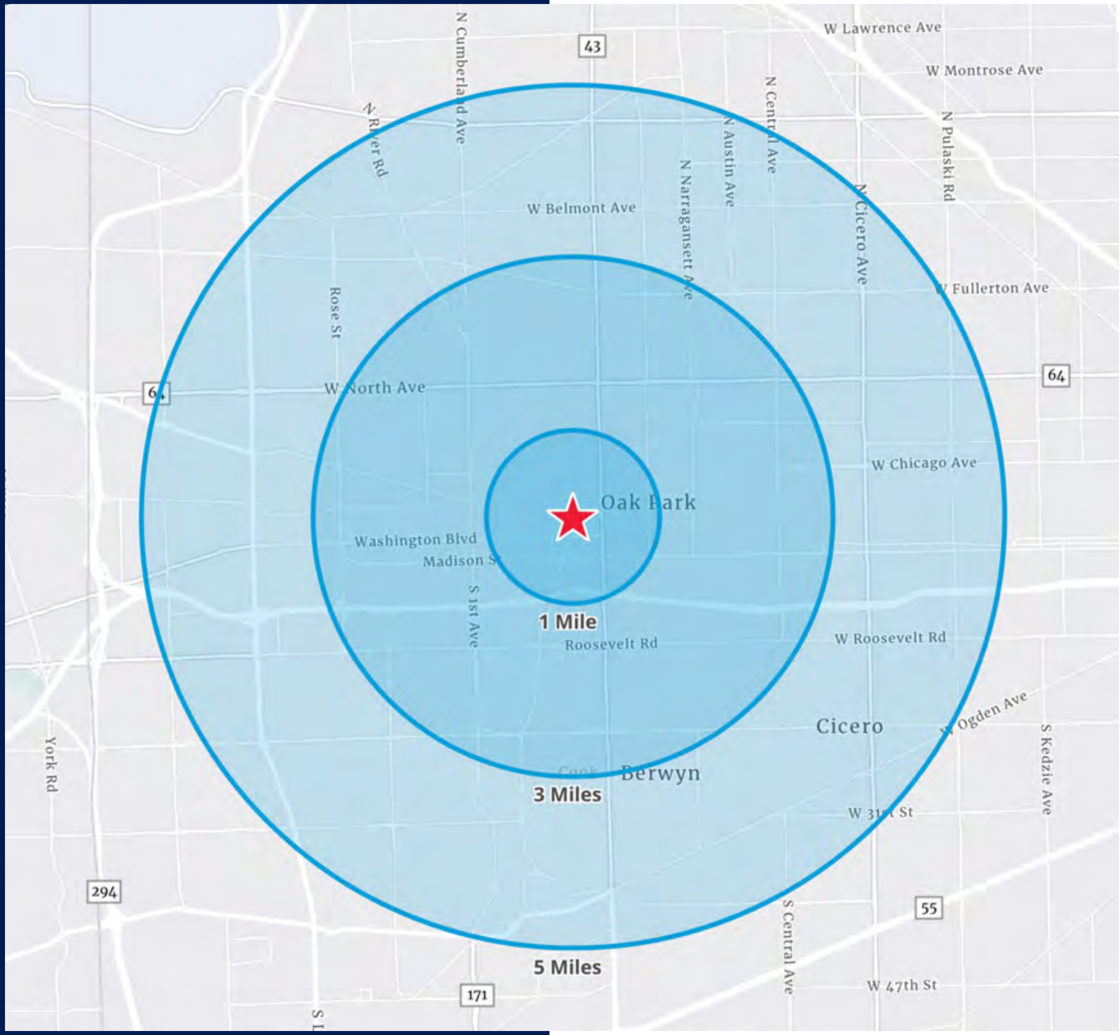
Population	30,499
Median Age	42.4
Avg. Income	$97,396
Median Home Value	$459,712

3 Miles

Population	256,531
Median Age	39.2
Avg. Income	$76,909
Median Home Value	$337,457

5 Miles

Population	720,724
Median Age	38.3
Avg. Income	$73,811
Median Home Value	$311,595



Click for Details

Ownership & Structure

Equity Acquisition (Stock Sale Structure)
The transaction is structured as the acquisition of 100% of the issued and outstanding equity interests (the “Interests”) in Mackie Family Properties, Inc. (the “Company”), which holds title to the real estate located at 7459 Franklin Street, Forest Park, Illinois (the “Property”).

This is **not a fee simple acquisition**. Ownership of the Property is obtained through the acquisition of the Company.

Transaction Overview
- Acquisition of 100% of the Company’s equity interests
- The Company owns the Property and related leasehold interests
- Purchaser will acquire the Company with its assets and liabilities, subject to definitive agreements
- Underwritten similarly to a real estate acquisition, but structured as an equity purchase

Structuring Flexibility
- Flexibility to align tax, legal, and capital strategy
- Suitable for institutional or joint venture ownership structures

Investor Considerations
- Ownership is through the Company, not direct title to the Property
- Existing obligations or liabilities may remain at the Company level
- Due diligence should include both entity-level and property-level review

Prospective investors should consult their legal, tax, and financial advisors.

Deal Risks & Path to Execution

Known Considerations with Clear Solutions
- Environmental → None – NFR Letter Received
- Stock Sale → Structured through standard approaches
- Leases → Short-term and cancelable (with notice)
- Entitlements → Strong municipal alignment

Well-understood variables with clear paths to execution.

Pricing & Opportunity

Attractive Basis with Upside Guidance
Price will be determined by # Units

Value Drivers

- **Achievable Density**
- **TIF Contribution**
- **Environmental Scope**
- **Execution Strategy**

Opportunity to create outsized value through disciplined execution.

Requirements and Priorities

Offer Requirements

- Equity purchase price
- Development concept
- Experience & qualifications
- Proof of capital

Seller Priorities

- Certainty of close
- Clear execution plan
- Alignment with Village

Process designed to identify a buyer who can execute—not just bid.

Offers

Prospective buyers are invited to submit offers to acquire 100% of the equity interests in Mackie Family Properties, Inc. (the "Company"), which owns the property located at 7459 Franklin Street.

Offers should be structured as acquisitions of the Company (equity interests), as outlined herein.

Structure	Acquisition of 100% of the equity interests in Mackie Family Properties, Inc. (stock sale). The Company owns the property and related leasehold interests (short-term and cancelable).
Equity Purchase Price	Please include price/unit and if unit price fluctuates based on total count
Unit Count	Expected unit count
Earnest Money	Identify amount and timing of earnest money and when it goes non-refundable
Due Diligence	Number of days for property, legal, financial and corporate diligence
Municipal Approval	Time required for municipal approvals
Contingencies	Seller will not accept any contingencies
Closing	Number of days to close following satisfaction of contingencies and municipal approval
Buyer Qualifications	Summary of relevant development experience and confirmation of financial capacity

Disclaimer

This document has been prepared by Colliers Securities LLC and/or its affiliates ("Colliers") for advertising and general informational purposes only in connection with the proposed sale of 100% of the equity interests (the "Interests") in Mackie Family Properties, Inc. (the "Company"), which owns the real property located at 7459 Franklin Street, Forest Park, Illinois (the "Property").

This document does not constitute an offer to sell or a solicitation of an offer to buy any securities. Any such offer or solicitation will be made only pursuant to definitive agreements and in accordance with applicable federal and state securities laws. The Interests have not been registered under the Securities Act of 1933, as amended (the "Securities Act"), or any state securities laws, and are being offered in reliance upon one or more exemptions from such registration requirements. Any sale of the Interests will be made only to investors who are "accredited investors" as defined under Regulation D of the Securities Act.

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Any prospective purchaser of the Interests must conduct its own independent investigation and analysis of the Company, the Property, and the information contained herein. This includes, without limitation, legal, financial, tax, and other due diligence, as well as a review of the Company's assets and liabilities.

Certain statements contained herein may be forward-looking in nature and are based on current expectations, estimates, and projections. Actual results may differ materially from those expressed or implied. No representation is made as to the achievement of any projected results.

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