Marcus & Millichap

±38,913 SQUARE FEET

FORMER LOOK CINEMAS

FREE-STANDING RETAIL REPOSITIONING OPPORTUNITY

8200 3RD STREET
DOWNEY, CA 90241

ONLINE AUCTION

STARTING BID: $750,000

RI MARKETPLACE

ONLINE AUCTION

SEPTEMBER 22-24, 2026

±38,913 SF, VALUE ADD RETAIL/ THEATER (FORMER LOOK CINEMAS) ON A ±1.04 ACRE PARCEL IN LOS ANGELES COUNTY OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT COST

SIGNIFICANT VALUE ADD OPPORTUNITY VIA STRATEGIC LONG TERM LEASE-UP AT MARKET RATES, REPOSITIONING OR ADAPTIVE REUSE; FLEXIBLE ZONING ALLOWING VARIOUS USES

IN THE HEART OF DOWNEY WITHIN A CORE CORRIDOR WITH HARD FRONTAGE ALONG 3RD ST, NEW ST, AND LA REINA AVE SERVING A DENSE POPULATION OF OVER 250K WITH AN AVG HH INCOME ABOVE $116K (3-MI)

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

RI MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

8200 3RD STREET, DOWNEY, CA 90241

ONLINE AUCTION: SEPTEMBER 22-24, 2026 | $750,000 STARTING BID

BUILDING: ±38,913 SF

PARCEL #: 6254-008-005

LOT SIZE: ±1.04 AC (±45,490 SF)

PARKING: N/A; GARAGE ADJACENT

PROPERTY TYPE: RETAIL/THEATER

STORIES: TWO (2)

TENANCY: SINGLE

OCCUPANCY: VACANT

FREESTANDING

YEAR BUILT: 1997

ZONING: DDSP, DOWNTOWN DOWNEY

HARD CORNER FRONTAGE ALONG THREE (3) ROADS

LOS ANGELES-LONG BEACH-ANAHEIM MSA

±2-MI TO I-5 AND ±I-710

±2.5-MI TO I-105

±30-MIN TO DOWNTOWN LOS ANGELES AND LOS ANGELES INT'L AIRPORT

Disclaimer & Source(s): Demographics provided by CoStar and/or ESRI. Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, building size, zoning, and number of parking spaces. Bidders need to confirm and perform their own due diligence prior to bidding.

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail building located at 8200 3rd Street in Downey, California (the “Property”). Formerly occupied by LOOK Cinemas, the Property is being offered significantly below replacement cost, providing a compelling opportunity for investors and owner-users to acquire a highly visible retail asset with significant value-add and adaptive reuse potential. **AVAILABLE IN ONLINE AUCTION.**

Constructed in 1997, the Property consists of a two-story, free-standing building totaling ±38,913 gross square feet on a ±1.04-acre (±45,490 SF) parcel in the heart of Downtown Downey. Previously operated as a 10-screen premium movie theater featuring an upgraded interior build-out with bar infrastructure, luxury seating, enhanced lobby areas, and elevated food and beverage amenities. The Property previously maintained a full liquor license, presenting the opportunity for a future owner to pursue relicensing, subject to all applicable approvals. The site benefits from exceptional visibility with frontage along three (3) roads, including ±261 feet on 3rd Street and ±175 feet along both New Street and La Reina Avenue. Convenient access to adjacent public parking garage and surrounding street parking, further supports a wide variety of commercial uses. The Property presents an exceptional repositioning opportunity for entertainment, experiential retail, fitness, food and beverage, specialty retail, or mixed-use concepts. Investors have the opportunity to create significant long-term value through lease-up at market rental rates (CoStar retail market rents of ±$29 – $36/SF NNN). The favorable DDSP (Downtown Downey Specific Plan) zoning provides significant flexibility for redevelopment, adaptive reuse, and a broad range of commercial uses.

The Property is strategically positioned in the heart of Downtown Downey, in the Mid-Cities Submarket within one of Southeast Los Angeles County’s premier retail, dining, and entertainment destinations. The highly walkable urban core boasts a Walk Score of 91, supporting strong pedestrian activity and convenient access to an extensive mix of restaurants, retailers, entertainment venues, and neighborhood amenities. The Property benefits from exceptional regional connectivity with convenient access to I-5 (±2-Mi with ±238,545 VPD), I-105 (±2.5-Mi with ±215,463 VPD), and I-710 (±2-Mi with ±221,035 VPD), providing efficient travel throughout Los Angeles County and Southern California. Located within the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA), the trade area is supported by a dense residential population, a strong daytime workforce, and excellent demographics that continue to support retail, entertainment, dining, and mixed-use demand. The Property is positioned within a thriving trade area supported by nearly ±250k residents with an average household income exceeding $116k within a 3-mi radius, expanding to nearly ±736k residents with an average household income of ±$107,074 within a 5-mi radius.

PROPERTY AERIAL

FREESTANDING SINGLE TENANT RETAIL

HARD CORNER WITH FRONTAGE ON THREE (3) ROADS

HIGH TRAFFIC/DAILY NEEDS CORRIDOR

STRATEGIC LOS ANGELES COUNTY LOCATION

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

SINGLE TENANT RETAIL
BUILDING PHOTOS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

HIGH-END BUILD-OUT
INTERIOR PHOTOS

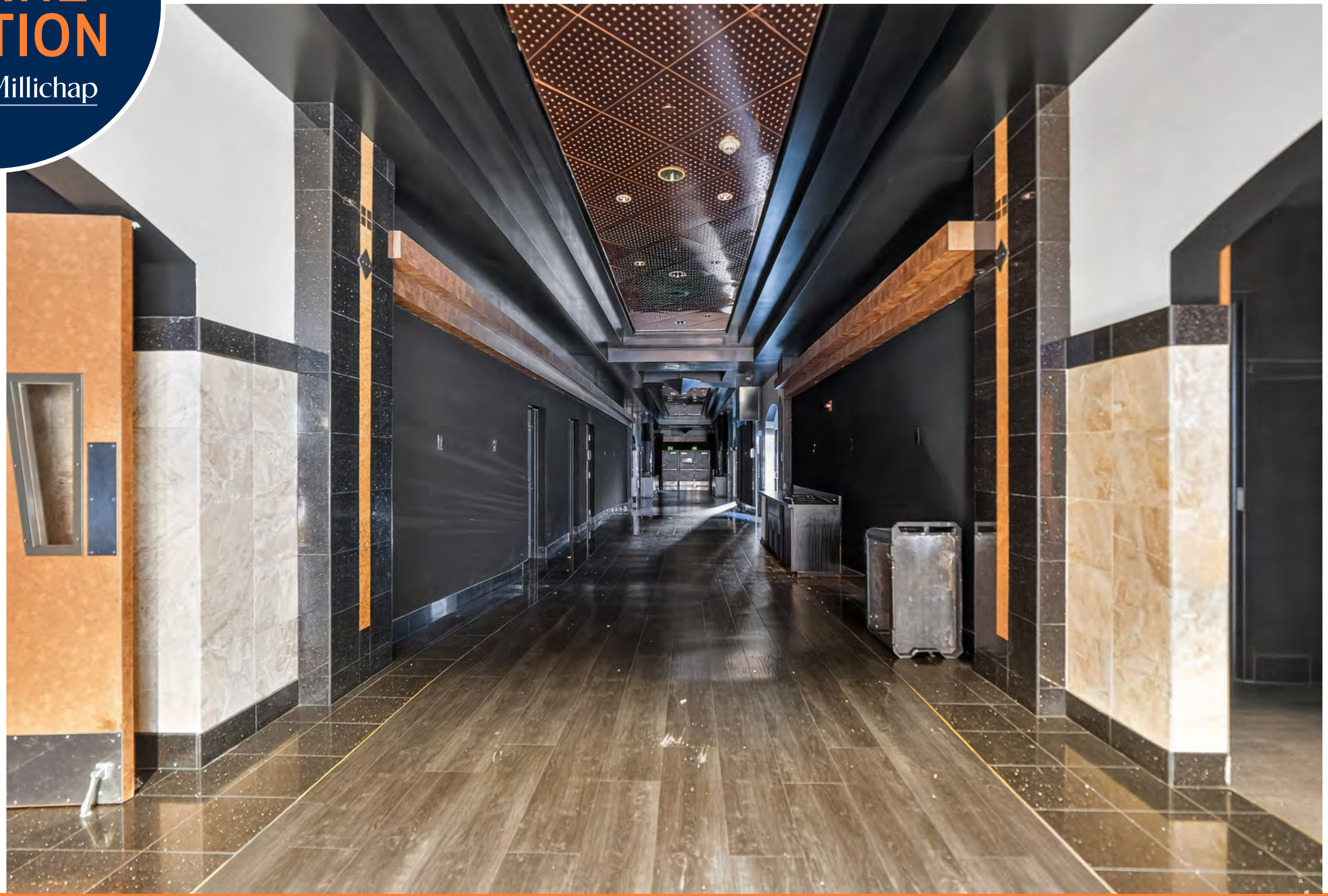
VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

PLUG + PLAY THEATER
INTERIOR PHOTOS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

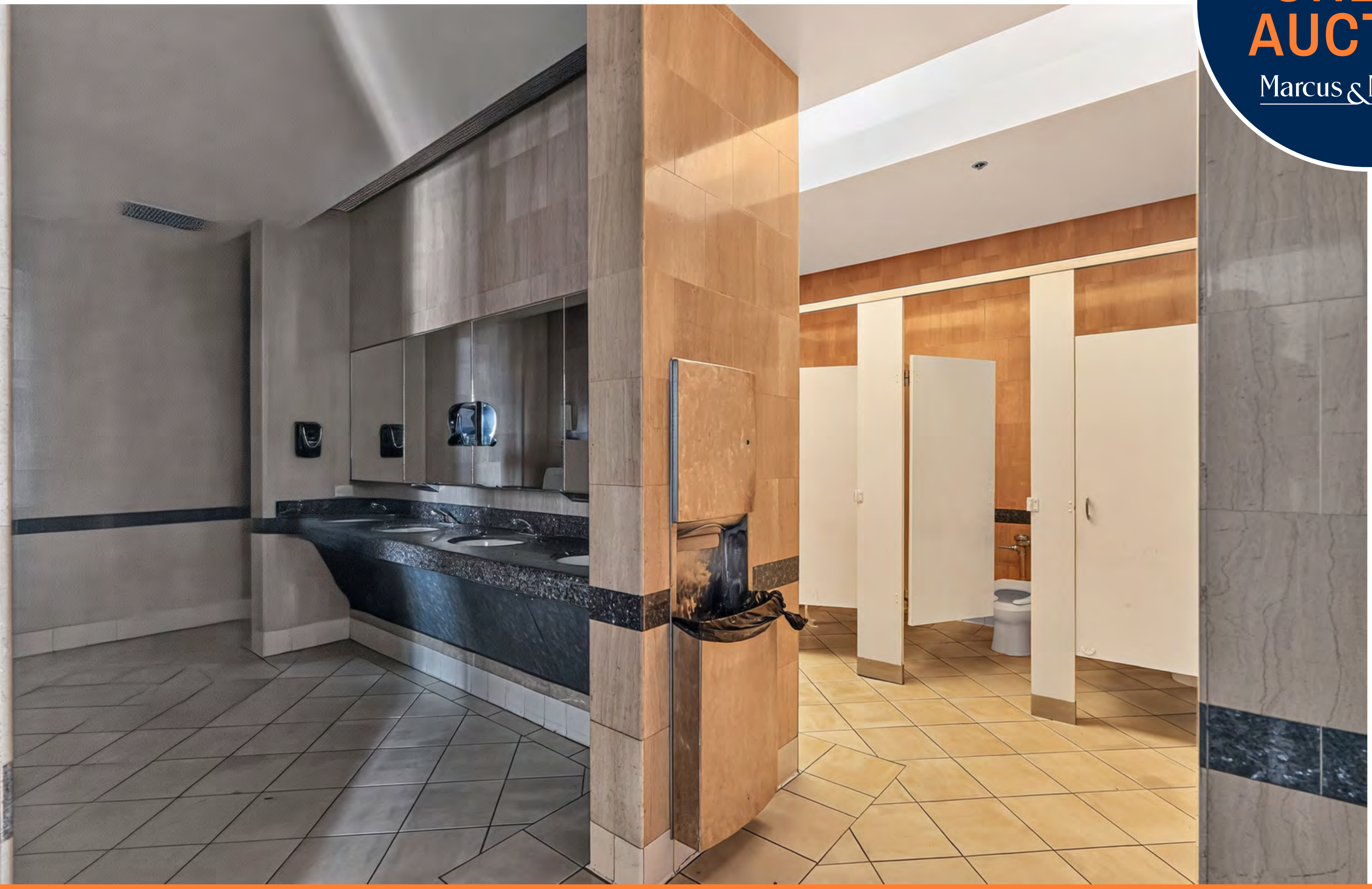
MARKETPLACE
ONLINE AUCTION
Marcus & Millichap



BUILDING AMENITIES
INTERIOR PHOTOS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

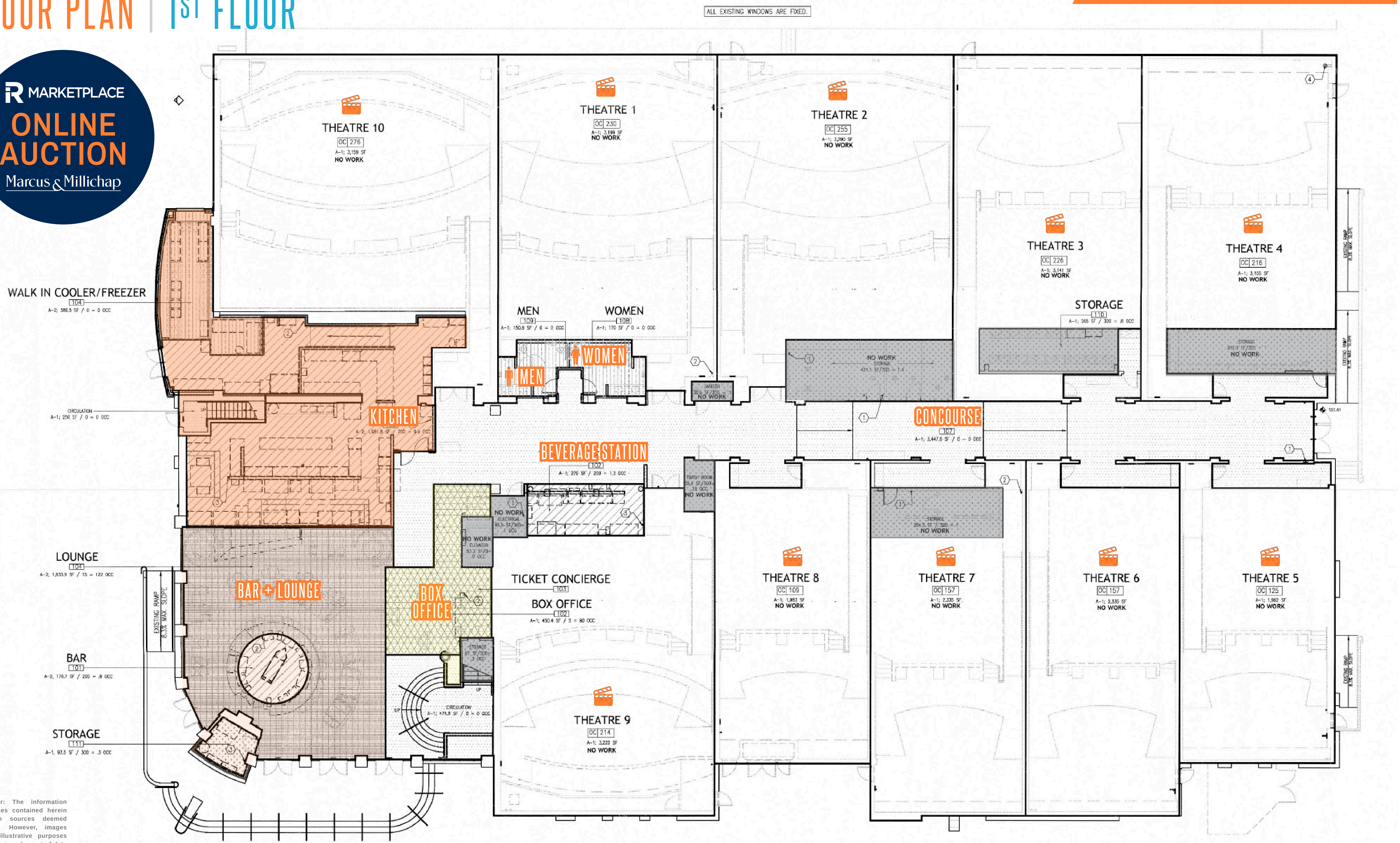


BUILT-OUT CINEMA

FLOOR PLAN | 1ST FLOOR

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026



Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

FORMER LOOK CINEMAS

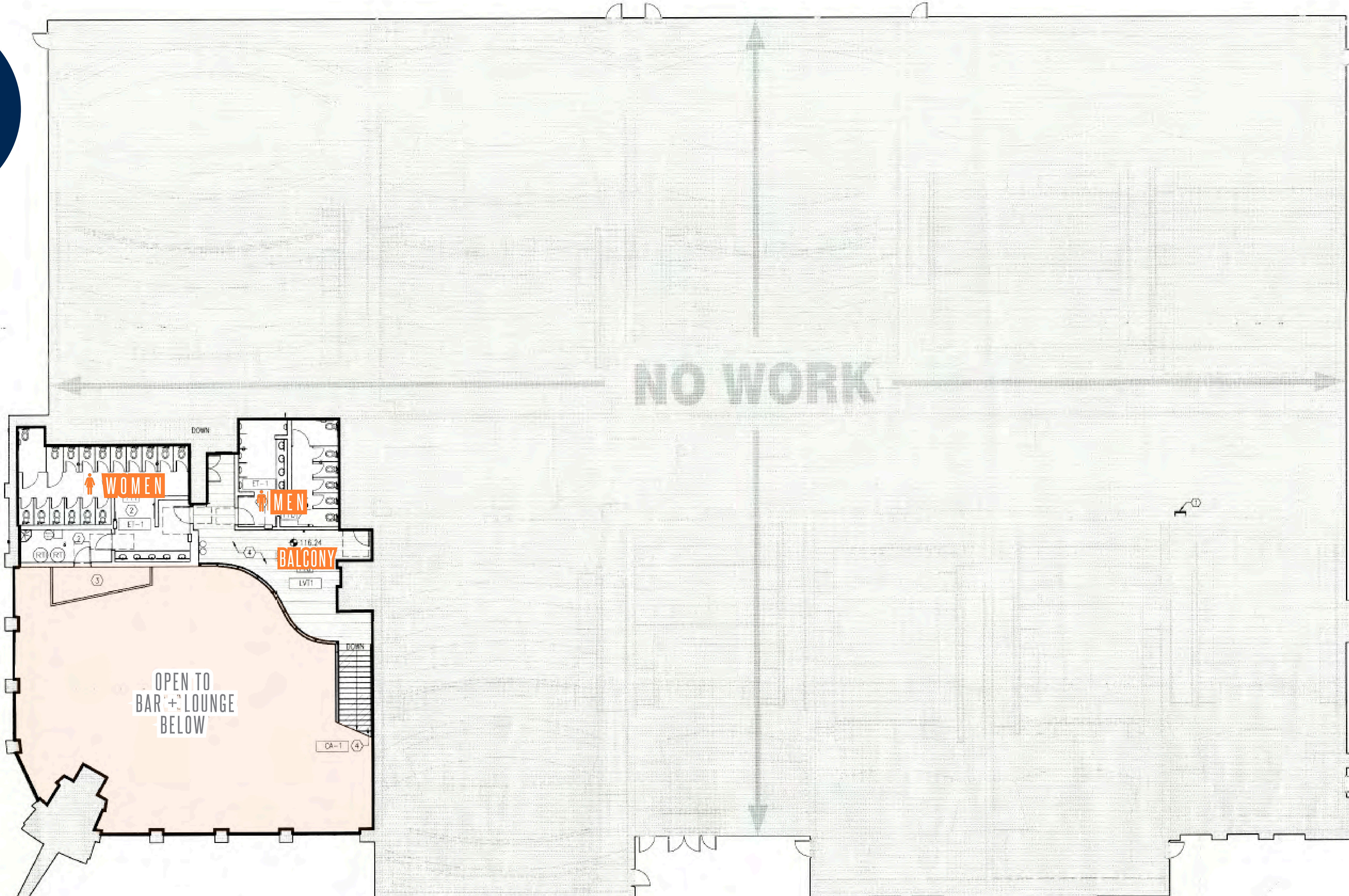
DOWNEY, CA

BUILT-OUT CINEMA
FLOOR PLAN | 2ND FLOOR

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

FORMER LOOK CINEMAS



DOWNEY, CA

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THE CITY OF DOWNEY SNAPSHOT

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

Downey combines the accessibility of a premier Los Angeles County location with a vibrant downtown, exceptional regional connectivity, and one of Southern California's deepest consumer markets, creating a compelling environment for retail, entertainment, adaptive reuse, and long-term commercial investment.

108,000+
RESIDENTS
A diverse and growing population that supports a strong local economy and vibrant community.

±15 MI
DOWNTOWN LOS ANGELES
Strategically located just southeast of Downtown LA with convenient access to major freeways.

11 SQ MI
CITYWIDE
A compact, infill community strategically located within Southeast Los Angeles County.

MAJOR HEALTHCARE DESTINATION
Home to Kaiser Permanente Downey Medical Center and PIH Health Downey Hospital, serving the surrounding trade area.

AEROSPACE HERITAGE
Home to the Columbia Memorial Space Center, celebrating Downey's rich legacy in aerospace innovation.

750+
RETAIL STORES
A strong retail presence citywide supporting residents and visitors.

100
DOWNTOWN BUSINESSES
Approximately 100 businesses in the vibrant downtown district.

90
STONEWOOD STORES
One of the largest open-air shopping centers in the United States.

35+
NEIGHBORHOOD CENTERS
Convenient retail and service options throughout the city.

11
CITY PARKS
Well-maintained parks providing recreation and community gathering spaces.

100 ACRES
OF PARKS
Almost 100 acres devoted to parks and open space for residents to enjoy.

LOS ANGELES COUNTY DOWNEY, CALIFORNIA

Located in the heart of Southeast Los Angeles County, Downey is one of the region's most established commercial, retail, and residential communities. Positioned ±15 miles southeast of Downtown Los Angeles, the City benefits from exceptional access to I-5, I-105, I-710, and State Route 91, providing convenient connectivity throughout Southern California. Home to more than 108,000 residents, Downey serves as a major employment, healthcare, shopping, and entertainment destination for the surrounding trade area while offering direct access to one of the nation's largest consumer markets.

Originally established as an agricultural community before evolving into a center of aerospace innovation, Downey has transformed into a thriving mixed-use city supported by a diverse economic base. Downtown Downey has become one of Southeast Los Angeles County's premier destinations, anchored by an extensive collection of restaurants, retailers, entertainment venues, medical campuses, hotels, and civic institutions. The City's highly walkable downtown, diverse population, and surrounding established neighborhoods continue to support strong consumer spending, tourism, and year-round commercial activity.

Major regional demand drivers including Kaiser Permanente Downey Medical Center, PIH Health Downey Hospital, Stonewood Center, Downey Landing, the Columbia Memorial Space Center, and the Downey Civic Center reinforce the City's position as a leading retail, healthcare, and service hub for Southeast Los Angeles County. The City's strategic location also provides convenient access to Los Angeles International Airport (LAX), which served more than 73.7 million passengers in 2025, and the adjacent Ports of Los Angeles and Long Beach, which collectively handled ±31% of all U.S. containerized international waterborne trade in 2025, supported by more than 20.5 million TEUs of annual container volume across the two ports. This unparalleled transportation network continues to support commercial growth, international trade, and long-term investment throughout the region.

Downey's economy is supported by a diverse mix of industries including healthcare, aerospace, manufacturing, retail, education, logistics, and professional services. Combined with mature infrastructure, nationally recognized schools, extensive parks and recreational amenities, strong municipal services, and a strategic infill location, the City continues to attract residents, businesses, and investment capital seeking long-term stability within one of Southern California's most desirable communities.

Source: https://www.downeyca.org

HOME TO MORE THAN 108,000 RESIDENTS, DOWNEY SERVES AS A MAJOR RETAIL, HEALTHCARE, EMPLOYMENT, AND ENTERTAINMENT DESTINATION FOR SE LOS ANGELES COUNTY

DOWNEY IS LOCATED ±15-MI FROM DOWNTOWN LOS ANGELES WITH IMMEDIATE ACCESS TO I-5, I-105, I-710, AND SR-91, PROVIDING EXCELLENT REGIONAL CONNECTIVITY ACROSS SOUTHERN CALIFORNIA

DOWNTOWN DOWNEY OFFERS A HIGHLY WALKABLE ENVIRONMENT FEATURING RESTAURANTS, RETAIL, ENTERTAINMENT, HOTELS, AND DAILY SERVICES WITHIN MINUTES OF THE PROPERTY

ECONOMIC + INFASTRUCTURE SNAPSHOT

WHY LOS ANGELES COUNTY

R MARKETPLACE ONLINE AUCTION Marcus & Millichap

Los Angeles (LA) County remains one of the world's largest economic centers, supported by a highly diversified economy spanning healthcare, aerospace, technology, logistics, entertainment, international trade, education, advanced manufacturing, and professional services. Its unmatched consumer base, transportation infrastructure, and global connectivity continue to drive long-term commercial real estate demand across virtually every property sector.

- **ONE OF THE NATION'S LARGEST CONSUMER MARKETS:** Los Angeles County is home to approximately 9.7 million residents, making it one of the largest consumer markets and labor pools in the United States. The region's diverse population, high consumer spending, and dense urban development continue to support long-term demand across retail, entertainment, dining, healthcare, and mixed-use properties.
- **GLOBAL TRANSPORTATION HUB:** Supported by Los Angeles International Airport (LAX), the Ports of Los Angeles and Long Beach, one of the world's busiest container port complexes, and an extensive interstate highway network, the region serves as one of North America's premier international trade, logistics, and distribution gateways.
- **DIVERSIFIED EMPLOYMENT BASE:** Healthcare, entertainment, aerospace, technology, logistics, education, advanced manufacturing, professional services, and international trade collectively support more than 4.8 million jobs, creating one of the nation's most stable and diversified regional economies.
- **INSTITUTIONAL INVESTMENT MARKET:** LA County continues to attract significant domestic and international capital due to its unmatched scale, supply-constrained infill locations, strong demographics, and high barriers to entry. Investors continue to pursue well-located adaptive reuse, mixed-use, retail, industrial, and multifamily opportunities throughout the region.

Beyond its economic scale, Los Angeles County continues to benefit from significant public and private investment in infrastructure, transportation, healthcare, education, and mixed-use development. Limited land availability, high barriers to entry, and sustained population density support long-term commercial real estate fundamentals across virtually every asset class. Combined with its strategic location, global connectivity, and highly diversified employment base, the region remains one of the nation's most competitive and resilient investment markets for retail, office, industrial, multifamily, hospitality, and adaptive reuse opportunities.

LOS ANGELES COUNTY IS A GLOBAL ECONOMIC POWERHOUSE DRIVEN BY A DIVERSE ECONOMY, WORLD CLASS TRANSPORTATION INFRASTRUCTURE, AND UNMATCHED ACCESS TO INTERNATIONAL MARKETS, MAKING IT A PREMIER DESTINATION FOR BUSINESS, INVESTMENT, AND LONG TERM GROWTH.

9.69M
RESIDENTS
Largest county by population in the United States.

73.7M
LAX PASSENGERS (2025)
One of the world's busiest international passenger airports.

20.5M+
COMBINED TEUs (2025)
Annual container volume handled by the Ports of Los Angeles and Long Beach.

31%
U.S. CONTAINERIZED TRADE
The San Pedro Bay Port Complex handles approximately 31% of all U.S. containerized international waterborne trade.

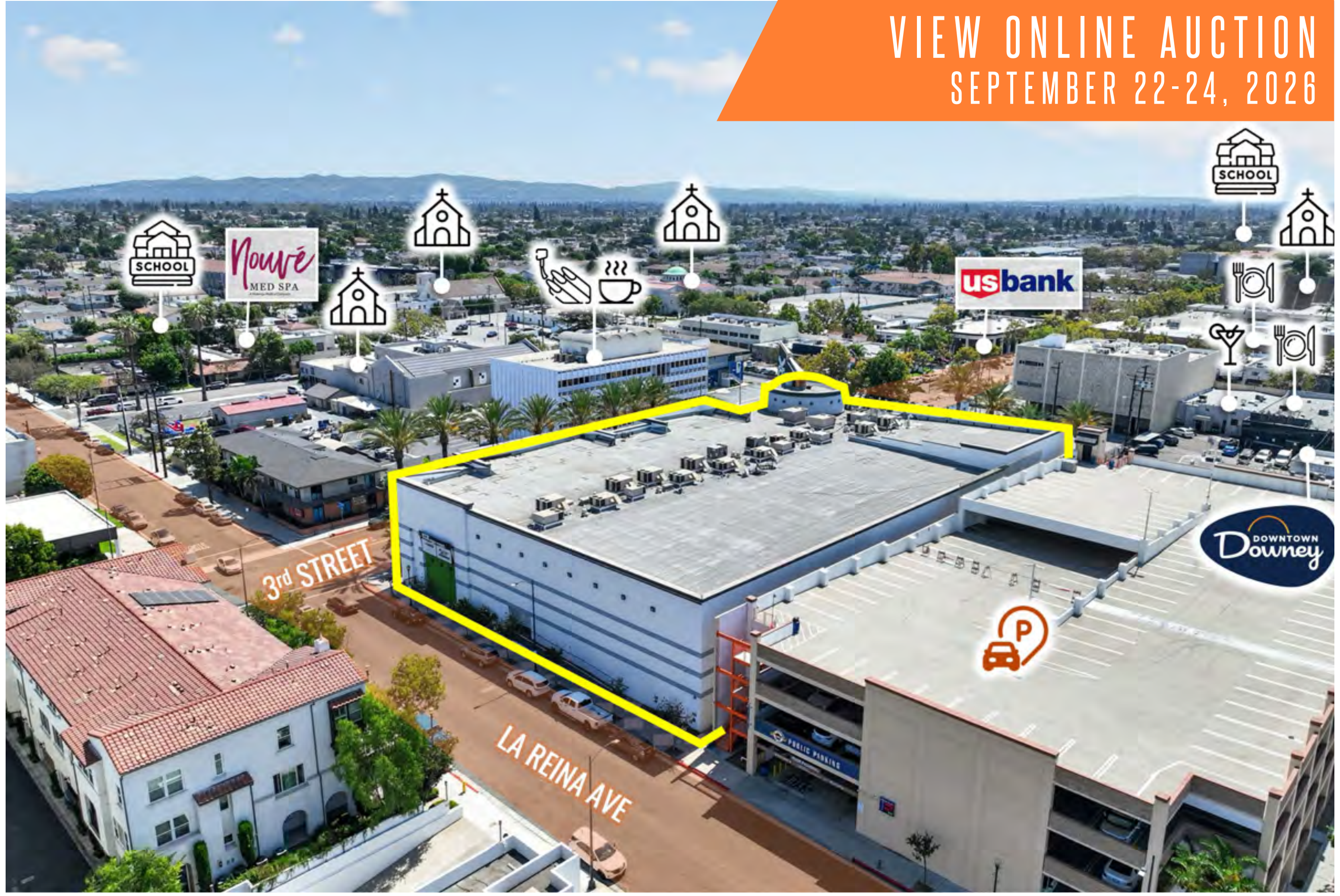
26 YEARS
#1 CONTAINER PORT
The Port of Los Angeles has ranked as the busiest container port in the Western Hemisphere every year since 2000.

MAJOR ACCESS
REGIONAL CONNECTIVITY
Direct access to I-5, I-10, I-110, I-210, I-405, I-605, I-710, and SR-91 connects Los Angeles County to the entire Southern California region.

GLOBAL ECONOMIC HUB
DIVERSE & RESILIENT ECONOMY
A diverse economy with strengths in trade, logistics, aerospace, entertainment, technology, healthcare, tourism, and international business.

Sources: U.S. Census Bureau (2025 Population Estimates); Los Angeles World Airports (2025 Passenger Statistics); Port of Los Angeles 2025 Facts & Figures; Port of Long Beach 2025 Statistics; Los Angeles County Economic Development Corporation (LAEDC)

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026



THE CALIFORNIA ADVANTAGE
DIVERSE ECONOMY

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

WHY CHOOSE CALIFORNIA

California stands as one of the world's largest and most dynamic economies, offering an unparalleled combination of economic scale, global connectivity, innovation, and long-term market stability. As the largest state economy in the United States and the fifth largest economy in the world if measured independently, California is supported by a highly diversified business base spanning technology, healthcare, logistics, international trade, entertainment, advanced manufacturing, agriculture, tourism, and professional services. This diverse economic foundation, combined with sustained population growth, world-class infrastructure, and exceptional access to domestic and global markets, continues to support durable commercial real estate demand across virtually every asset class.

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

4TH
LARGEST ECONOMY IN THE WORLD
$4.25 TRILLION GDP (2025)
Source: IMF, BEA

39.5M+
RESIDENTS
Largest population of any U.S. state.
Source: U.S. Census Bureau (2025)

#1
VENTURE CAPITAL DESTINATION
Leads the nation in venture capital investment.
Source: CB Insights (2025)

40%+
U.S. CONTAINERIZED IMPORTS
Handled through the Ports of Los Angeles and Long Beach.
Source: Ports of LA & Long Beach (2024)

260M+
ANNUAL VISITORS
America's leading travel destination.
Source: Visit California (2024)

CALIFORNIA AT A GLANCE

- **LARGEST STATE ECONOMY IN THE U.S.:** California generates more than $4.1 trillion in annual Gross State Product, ranking as the world's fifth largest economy if measured independently.
- **HOME TO THE PORTS OF LOS ANGELES AND LONG BEACH:** Collectively handleing approximately 40% of all U.S. containerized imports, reinforcing California's position as the nation's premier gateway for Pacific Rim trade.
- **39+ MILLION RESIDENTS:** California remains the nation's most populous state, providing one of the world's largest consumer markets and labor pools that supports sustained demand across retail, industrial, office, multifamily, hospitality, and mixed-use assets.
- **INNOVATION & TECHNOLOGY LEADER:** California attracts more venture capital investment than any other state and continues to lead the nation in technology, life sciences, aerospace, clean energy, and advanced manufacturing.
- **TOURISM & LIFESTYLE DESTINATION:** Welcoming more than 260 million visitors annually, California's tourism economy supports significant spending across hotels, retail, entertainment, dining, recreation, and transportation.
- **WORLD-CLASS TRANSPORTATION NETWORK:** California's extensive infrastructure includes major international airports, deep-water seaports, Class I rail service, interstate highways, and multimodal logistics facilities that efficiently connect businesses to domestic and international markets.

PRIMARY GATEWAY

California is the nation's premier gateway for international trade, supported by its strategic Pacific Rim location and world-class transportation infrastructure. Home to the Ports of Los Angeles and Long Beach, major international airports, Class I rail, and an extensive interstate highway network, the state provides exceptional access to domestic and global markets.

Its global connectivity, diversified economy, and robust logistics network continue to support long-term business growth and commercial real estate investment across virtually every asset class.

QUALITY OF LIFE

Consistently recognized as one of the nation's most desirable places to live and work, California offers an unmatched combination of natural amenities, cultural diversity, world-renowned universities, professional sports, entertainment, recreation, and year-round outdoor lifestyles. From the Pacific coastline and mountain recreation to vibrant urban centers and renowned dining destinations, the state's quality of life continues to attract residents, employers, entrepreneurs, and investment from around the world. Combined with strong educational institutions, extensive healthcare systems, and diverse housing and employment opportunities, California continues to support long-term population growth and a highly educated workforce that strengthens communities and regional economies throughout the state.

EXCEPTIONAL WORKFORCE

California is home to one of the world's largest, most educated, and most diverse labor forces, supported by an extensive network of universities, community colleges, research institutions, and workforce development programs. The state continues to produce highly skilled graduates across engineering, business, healthcare, logistics, computer science, life sciences, and advanced manufacturing, supplying talent to virtually every major industry. This dynamic workforce, combined with California's culture of innovation and entrepreneurship, continues to attract leading employers, emerging companies, and institutional investment. The state's diverse employment base and long-term economic resilience reinforce California's position as one of the nation's premier markets for commercial real estate investment across retail, office, industrial, multifamily, hospitality, and mixed-use assets.

Source: https://business.ca.gov

FREE-STANDING COMMERCIAL BUILDING
PROPERTY SURVEY

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

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ONLINE AUCTION
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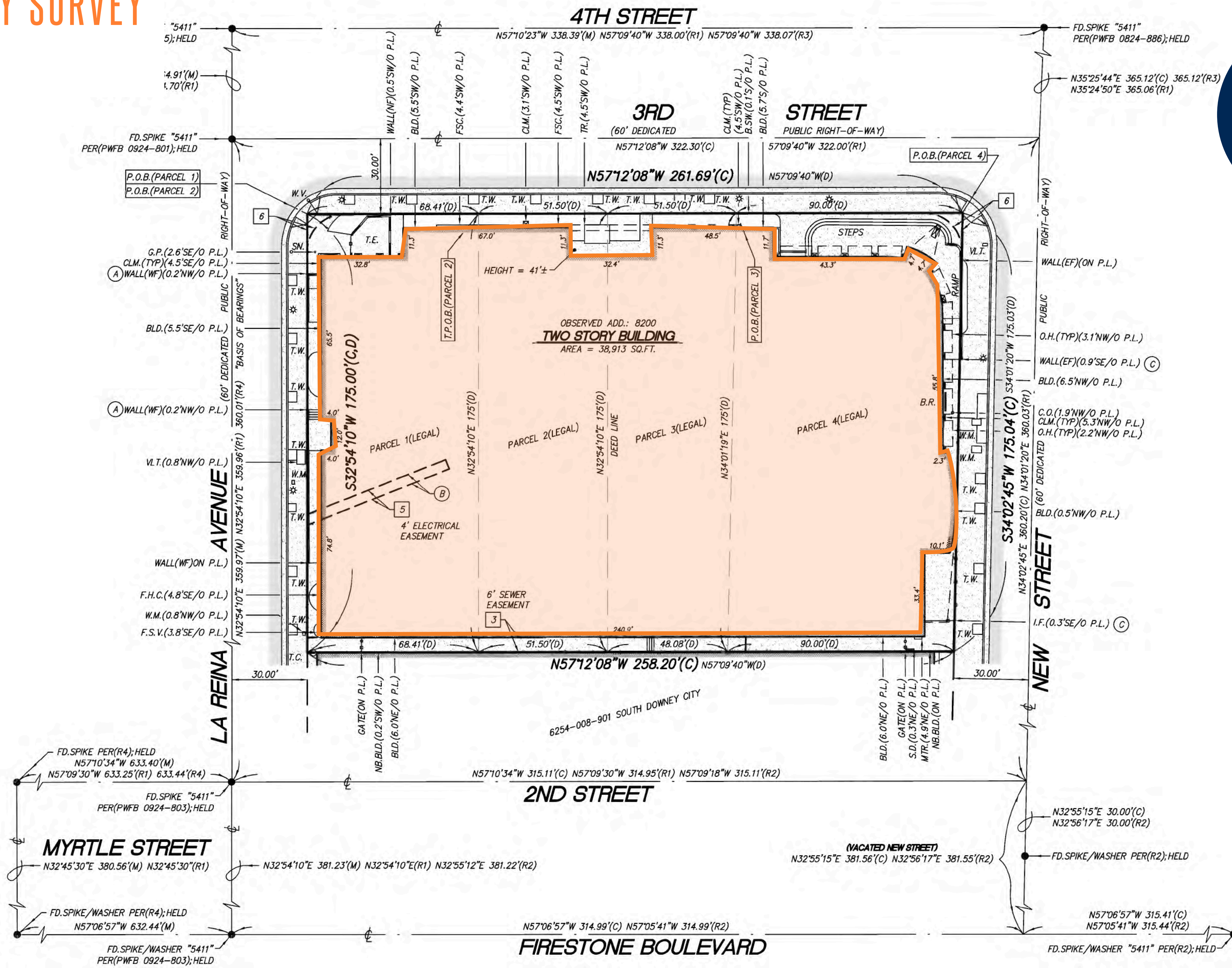
FORMER LOOK CINEMAS



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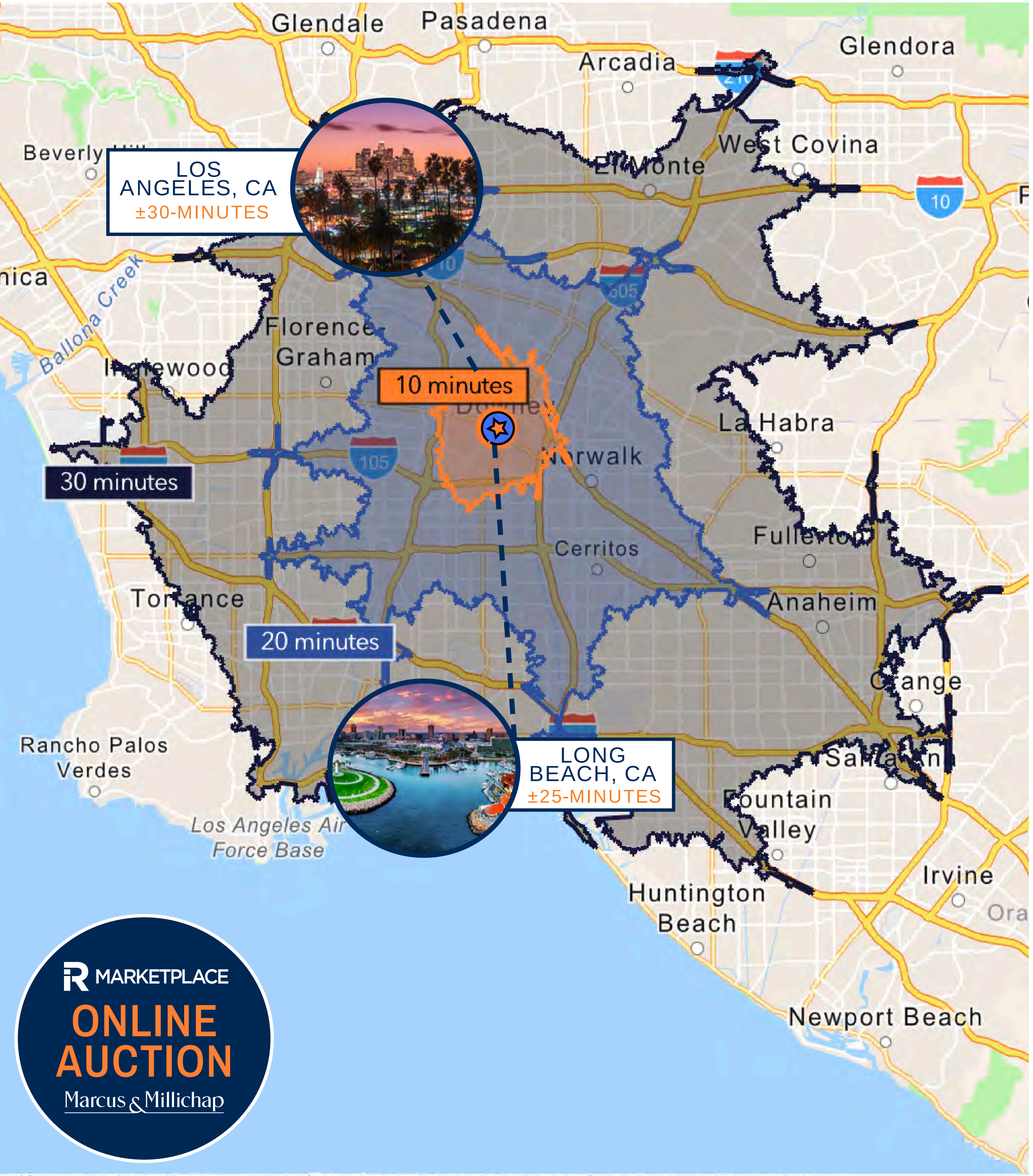
DOWNEY, CA

EXPANDED AERIAL

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

DRIVE TIME MAP (10, 20, 30-MINUTES)



California State Parks | Esri | TomTom | Garmin | SafeGraph | FAO | METI/NASA | USGS | Bureau of Land Management | EPA | NPS | USFWS

5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

Households

In 2018, there were **212,492** households with an average size of **3.43** people per household.

Household expenditure is **$90,354** per year, with **$3,940** spent eating out, **$9,508** on transport and **$27,218** on retail.

Household Income

Disposable income averages **$83,196** per household or **$31,195** per capita.

An estimated **14.3%** households live below the poverty line while **5.4%** have $200,000 or more in disposable income.

Population

735,956 people live in the area, **365,592** men and **370,364** women.

With growth of **-0.3%**, the population is expected to reach **725,424** by 2026.

Home Value

The median home value is **$669,246** with home ownership at **46.8%**.

Of the **219,434** homes **99,355** are owner occupied and **6,942** (**3.2%**) vacant.

Age

The median age is **35.9**.

21.7% are under 18, **65.5%** 18-65 and **12.7%** 65 or older.

KEY FACTS

735,956
Population

35.9
Median Age

3.4
Average Household Size

$107,074
2022 Average Household Income (Esri)

EDUCATION

27%
No High School Diploma

29%
High School Graduate

25%
Some College

19%
Bachelor's/Grad/Prof Degree

BUSINESS

22,507
2026 Total Businesses (NAICS)

254,931
2026 Total Employees (NAICS)

EMPLOYMENT

White Collar 56%

Blue Collar 30%

Services 15%

5.7%
Unemployment Rate

INCOME

$83,196
Median Household Income

$31,195
Per Capita Income

$149,814
Median Net Worth

ANNUAL HOUSEHOLD SPENDING

$2,231
Apparel & Services

$201
Computers & Hardware

$4,043
Eating Out

$6,703
Groceries

$5,954
Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027.

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NON-ENDORSEMENT & DISCLAIMER NOTICES

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240181

ONLINE AUCTION

STARTING BID $750,000

AUCTION DATES: SEPTEMBER 22-24, 2026

CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://marketplace.realinsight.com/legal-sale-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://marketplace.realinsight.com/faq-bid-registration).

AUCTION DATE

The Auction end date is set for SEPTEMBER 22-24, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (https://marketplace.realinsight.com/faq-bidding).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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