

Confidentiality Agreement

This Confidential Brochure has been prepared by Dennis Shim at CRDS, a licensed broker, on behalf of the Owner regarding the off-market purchase of the property located at **1611 East New York Ave. Brooklyn, NY 11212** ("Property").

The materials and information presented in this Brochure are not intended to be exhaustive or contain all the details prospective investors or developers may require. All information has been compiled by CRDS, the Owner, and other sources and is subject to change.

No representations are made by CRDS, the Owner, or their employees regarding the accuracy or completeness of the information provided. Nothing herein should be relied upon as a guarantee of the Property's future performance. While the information is believed to be accurate, prospective purchasers are expected to conduct their own independent due diligence.

The CRDS, the Owner, and their employees expressly disclaim any liability for any representations or warranties, whether expressed or implied, regarding the Offering Memorandum or any other written or oral communication shared with recipients. Furthermore, this Offering Memorandum does not represent that there have been no changes to the Property or its business affairs since its preparation. Verification of the information is solely the responsibility of prospective purchasers. Additional information and property inspections will be made available to qualified and interested parties upon request.

The Owner and CRDS reserve the right, at their sole discretion, to reject any expressions of interest or offers and to terminate discussions at any time without notice. There is no legal commitment to any entity reviewing this Brochure or submitting an offer unless a fully executed written agreement, approved by the Owner and their legal counsel, is in place. CRDS is not authorized to make any representations or commitments on behalf of the Owner.

This Brochure and its contents, except information that is public record, are confidential. By accepting this document, you agree:

To treat it with the strictest confidence;

Not to photocopy, duplicate, or distribute it;

Not to disclose its contents to any third party without prior written consent from the Owner or CRDS (except to outside advisors who are also bound by confidentiality);

Not to use this Brochure in any manner that may harm the interests of the Owner or CRDS; and To return it immediately upon request from the Owner or CRDS.

If you have no further interest in the Property, please destroy this Brochure immediately. Property inspections are only permitted when accompanied by the Owner or CRDS.

Date: / / 2025

Signature

Buyer's Name: _____

Address: _____

Company Name: _____

Cell No.: _____

Email Address: _____

