

BROKER POLICY & COMMISSION DISCLOSURE

Property: 3275 Desoto Blvd N, Naples, FL 34120 - 7.49± Acres

Offering Price: \$5,495,000.00 (Net to Seller)

1. NET VALUATION NOTICE

Please be advised that the Offering Price of \$5,495,000.00 for the above-referenced property is a Net to Seller valuation. This valuation is predicated on the property's existing infrastructure, strategic location, and projected NOI.

2. BROKERAGE COMPENSATION

The Seller welcomes the participation of licensed real estate brokers representing qualified purchasers. However, the following compensation policy applies to all inquiries and offers:

- **No Co-Brokerage Offered:** The Listing Entity does not offer a pre-set co-brokerage commission (SOC) out of the gross sales price.
- **Buyer Responsibility:** Any brokerage fees, success fees, or commissions due to a Buyer's representative must be paid directly by the Purchasing Entity.
- **Price Adjustment:** In the event a Buyer's Broker requires their compensation to be paid at closing by the Seller, the total offer price must be increased by the exact amount of the commission to maintain the \$5,495,000.00 Net to Seller requirement.

3. OFFER SUBMISSION REQUIREMENTS

All Letters of Intent (LOI) or Purchase and Sale Agreements (PSA) must explicitly state:

1. The specific amount or percentage of brokerage compensation.
2. The party responsible for the payment of said compensation.
3. Acknowledgment that the Seller's proceeds are calculated based on the net figure stated above.

4. DISCLOSURE

This policy is intended to ensure transparency and to avoid any mid-transaction disputes regarding proceeds. By introducing a prospect to this offering, the Buyer's Broker acknowledges and accepts this Net to Seller arrangement.