TRITON
REALTY GROUP LLC

LAKEVIEW EAST MIXED-USE INVESTMENT OPPORTUNITY

3124 N. BROADWAY

3124 N. BROADWAY, CHICAGO, IL 60657

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SECTION 1

PROPERTY INFORMATION

OFFERING MEMORANDUM - 3124 N. BROADWAY

PROPERTY DESCRIPTION

Triton is pleased to offer 3124 N. Broadway, a five (5) unit mixed-use investment opportunity along the Broadway retail corridor in premier Lakeview East. The ±7,600 square foot property features a ±3,800 SF ground-floor storefront occupied by Oak & Honey, a bakery and bistro known for its artisanal breakfast and lunch dishes, and four (4) uniform 2-bedroom / 1-bathroom apartments averaging ±900 SF. Constructed in 1916 and thoroughly renovated in 2020, the apartments offer in-unit laundry, hardwood floors, individual central HVAC, stainless-steel appliances, and custom fixtures. The building is fully occupied, with three of four apartments at or near market and one offering immediate upside.

The commercial tenancy is credit-enhanced and contractually escalating. Oak & Honey's lease runs through September 30, 2029 at $10,133 per month ($32.00/SF), stepping to $10,437 on October 1, 2026, $10,750 in 2027, and $11,073 in 2028, and is secured by two absolute and unconditional personal guaranties. Two five-year renewal options can extend contractual term to September 2039. Recoveries are defined rather than pro rata: the tenant reimburses 40% of real estate taxes and insurance and 80% of water, electric, and snow removal, delivering $29,233 in annual recovery income, billed as monthly Additional Rent and reconciled annually. The tenant also carries all interior systems, grease trap, exhaust hood, and underground plumbing maintenance, and funded its own build-out, which reverts to ownership at expiration.

The asset is built for low-touch ownership. All units are separately metered, with tenants paying their own gas and electric, and Oak & Honey contracting and paying for its own twice-weekly private scavenger service. Ownership retains only water, sewer, residential refuse, and common area utilities, the majority of which are reimbursed under the commercial lease. Interior and building envelope improvements leave a new owner with no deferred capital expenditures, and five (5) rear surface parking spaces — two allocated to the commercial tenant — command a premium in this submarket.

3124 N. Broadway sits just south of Belmont Avenue, steps from the Belmont CTA station, the lakefront, and the dining and entertainment that define Lakeview East. At the $2,945,000 ask, current net operating income of $178,012 represents a 6.04% cap rate, improving to $190,398 and a 6.47% cap rate on a pro forma basis, with 47% of base rent secured through September 2029. That pro forma rent is contractual, not projected — the Lease Year 3 rate of $10,437 per month commences October 1, 2026.

PROPERTY HIGHLIGHTS

- **Income-Diversified Renovated Mixed-Use Asset:** Fully occupied five (5) unit property combining a ±3,800 SF ground-floor storefront with four (4) uniform ±900 SF two-bedroom apartments featuring modern amenities and finishes
- **Established Retail Tenant Under Lease Through 2029:** Oak & Honey, a well-reviewed neighborhood bakery, bistro, and bar operating since 2024, occupies the storefront at $32.00 per square foot with contractual term remaining through September 2029
- **Credit-Enhanced Restaurant Lease with Two Renewal Options:** Oak & Honey's lease is secured by two absolute and unconditional personal guaranties and carries two five-year renewal options that can extend contractual term to September 2039
- **Operational Efficiency & Expense Recovery:** All units are separately metered with tenants paying their own gas and electric, while Oak & Honey reimburses $29,233 annually in operating expense and real estate tax recoveries
- **Prime Broadway Corridor Location with Parking:** Positioned directly on Broadway just south of Belmont with the #36 bus at the door and Belmont CTA Station steps away, plus three (3) rear parking spaces available for lease

OFFERING SUMMARY

Sale Price	$2,945,000
Number of Units	5
Price Per Unit	$589,000
Price Per BSF	$387.50
Current - NOI (Net Operating Income)	$178,012
Current - Cap Rate	6.04%
Current - GRM (Gross Rent Multiplier)	9.76
Pro Forma - NOI	$190,398
Pro Forma - Cap Rate	6.47%
Pro Forma - GRM	9.44

PROPERTY DETAILS

PROPERTY INFORMATION

Parcel Identification #	14-28-104-083-0000
Zoning	B3-2
Rentable Square Feet	±7,400 SF
Building Square Feet	±7,600 SF
Lot Size Square Feet	±6,508 SF
Type of Construction	Masonry Brick
Year Built	1916
Year Last Renovated	2020
Parking	Five (5) Rear Surface Spaces Two Allocated to Comm. Tenant Per Lease

BUILDING INFORMATION

Heating	Individual Gas Forced-Air Furnaces
Cooling	Central Air
Laundry	In-Unit Washer & Dryer in All Units
Gas	Separately Metered | Tenant Paid
Electric Service	Separately Metered | Tenant Paid
Water & Sewer	Owner Paid
Scavenger	Owner Contracts Resi. Refuse Service
Commercial Reimbursement Program	40% of Real Estate Taxes 40% of Insurance 80% of Water, Electric, & Snow Removal
Roof	Flat | Parapet Rebuilt 2011
Masonry	Tuckpointed 2020 (±1,200 SF)

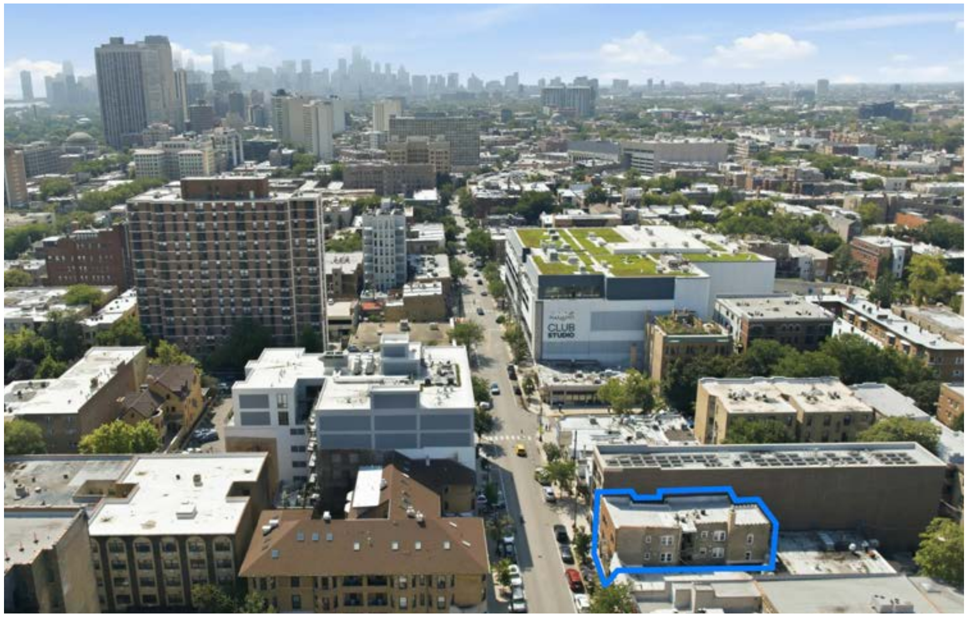
SECTION 2

PROPERTY PHOTOS

OFFERING MEMORANDUM - 3124 N. BROADWAY


OAK & HONEY


OAK & HONEY



COMMERCIAL SPACE PHOTOS

APARTMENT PHOTOS

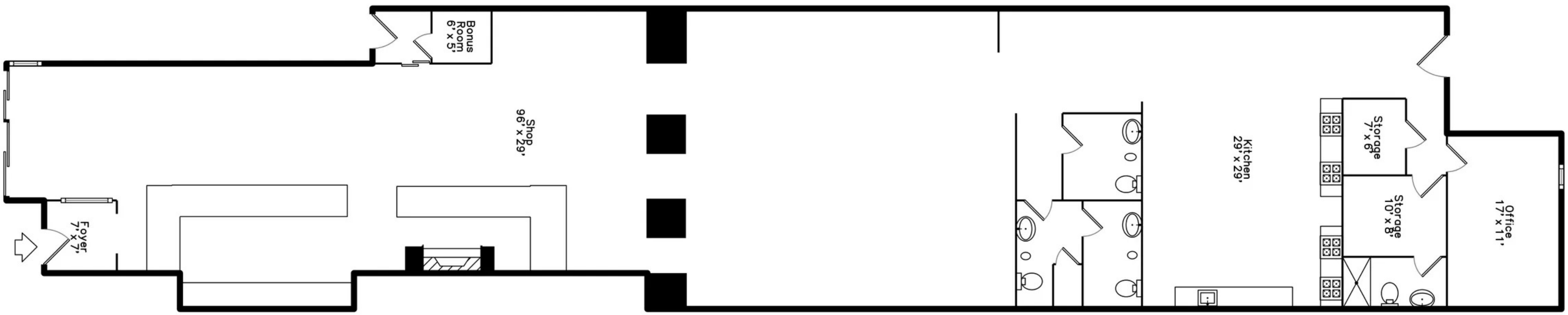
APARTMENT PHOTOS

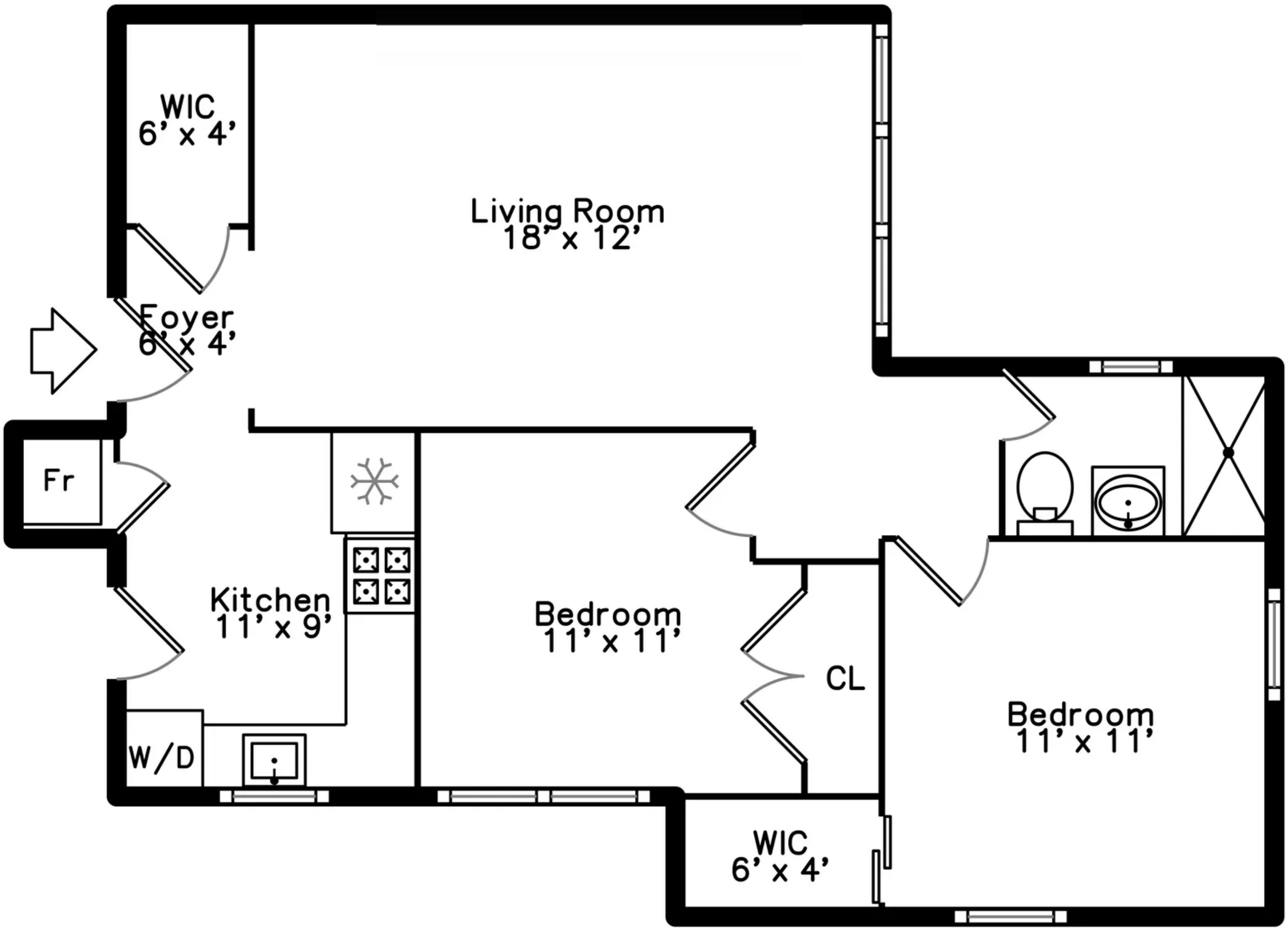
SECTION 3

FLOOR PLANS

OFFERING MEMORANDUM - 3124 N. BROADWAY

COMMERCIAL SPACE FLOOR PLAN




WIC
6' x 4'
Living Room
18' x 12'
Foyer
6' x 4'
Fr
Kitchen
11' x 9'
W/D
Bedroom
11' x 11'
CL
Bedroom
11' x 11'
WIC
6' x 4'

Unit #2R

SECTION 4

LOCATION INFORMATION

OFFERING MEMORANDUM - 3124 N. BROADWAY

LOCATION DESCRIPTION

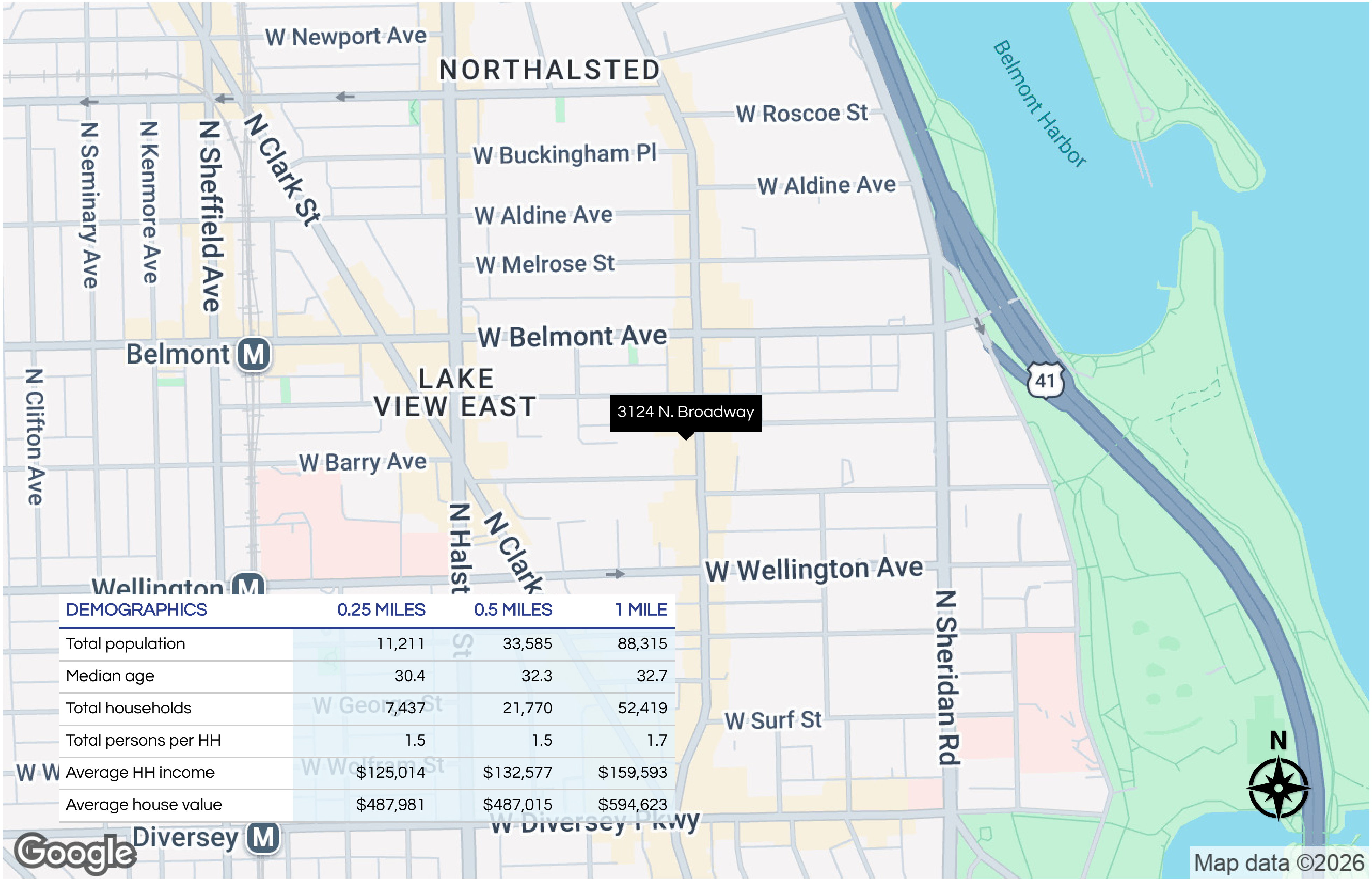
3124 N. Broadway sits in Lakeview East, roughly six miles north of the Loop and two blocks west of Lake Michigan, on Broadway just south of Belmont Avenue. Lakeview East is among the city's most established rental submarkets, pairing dense retail frontage along Broadway, Clark, and Halsted with quiet residential side streets and drawing young professionals, graduate students, and long-tenured residents. Proximity to the lakefront, Wrigley Field, and the Loop has sustained high occupancy and rent growth while limiting new supply.

The property fronts directly on Broadway, the neighborhood's primary commercial spine, where Oak & Honey joins an established mix of independent restaurants, cafés, boutiques, and neighborhood services. Nettelhorst School sits a short distance north, and the Briar Street Theatre and The Vic Theatre anchor the blocks west near Belmont. Lincoln Park, Belmont Harbor, and the Lakefront Trail lie a few blocks east, while the Lakeview East Chamber of Commerce programs the corridor year-round.

Transit access is exceptional. The CTA #36 Broadway bus stops directly in front of the property, running the length of Broadway to the Loop, and the Belmont station a short walk west serves the Red, Brown, and Purple Lines with 24-hour Red Line service and free transfers between all lines (CTA). The #22 Clark, #77 Belmont, and #8 Halsted also serve the area, and Lake Shore Drive is accessible two blocks east at Belmont Avenue.

LOCATION DETAILS

Market	Chicago
Sub Market	Lakeview East
County	Cook
Cross Streets	N. Broadway & W. Briar Pl.



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	11,211	33,585	88,315
Median age	30.4	32.3	32.7
Total households	7,437	21,770	52,419
Total persons per HH	1.5	1.5	1.7
Average HH income	$125,014	$132,577	$159,593
Average house value	$487,981	$487,015	$594,623

SECTION 5

FINANCIAL ANALYSIS

OFFERING MEMORANDUM - 3124 N. BROADWAY

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	PRO FORMA
Price	$2,945,000	$2,945,000
Price per Unit	$589,000	$589,000
Gross Rent Multiplier	9.76	9.44
Cap Rate	6.04%	6.47%
OPERATING DATA	**CURRENT**	**PRO FORMA**
Gross Scheduled Income	$258,696	$269,244
Other Income	$43,050	$42,879
Total Scheduled Income	$301,746	$312,123
Vacancy Cost (5%)	$7,546	$7,780
Effective Gross Income	$294,200	$304,343
Operating Expenses	$116,188	$113,945
Net Operating Income	$178,012	$190,398
FINANCING DATA	**CURRENT**	**PRO FORMA**
Down Payment - 30%	$883,500	$883,500
Loan Amount - 70%	$2,061,500	$2,061,500
Interest Rate	6.15%	6.15%
Monthly Debt Service	$12,559	$12,559
Annual Debt Service	$150,711	$150,711
Pre-Tax Cash Flow	$27,301	$39,687
Cash-on-Cash Return	3.09%	4.49%

Note: Vacancy of 5% is applied to the residential component only, as the commercial space is secured under a long-term lease through September 2029.

Commercial rent escalates contractually per the executed lease: $10,437/mo effective 10/1/2026, $10,750/mo effective 10/1/2027, and $11,073/mo effective 10/1/2028 through expiration 9/30/2029.

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PER UNIT	PRO FORMA	PER UNIT
Gross Potential Apartment Rent	$137,100	$27,420.00	$144,000	$28,800.00
Gross Potential Commercial Rent	$121,596	$24,319.20	$125,244	$25,048.80
Commercial Expense Reimbursements	$9,224	$1,844.80	$10,463	$2,092.60
Commercial Tax Reimbursements	$20,009	$4,001.80	$20,816	$4,163.20
Parking Income [3 Spaces @ $200/mo]	$7,200	$1,440.00	$7,200	$1,440.00
Admin Fees & Pet Rent	$6,617	$1,323.40	$4,400	$880.00
Vacancy Cost	($7,546)	($1,509.20)	($7,780)	($1,556.00)
GROSS INCOME	**$294,200**	**$58,840.00**	**$304,343**	**$60,868.60**

EXPENSES SUMMARY	CURRENT	PER UNIT	PRO FORMA	PER UNIT
Real Estate Taxes	$49,562	$9,912.47	$52,040	$10,408.09
Insurance	$7,807	$1,561.35	$8,197	$1,639.42
Gas	$1,894	$378.77	$1,951	$390.14
Electric	$599	$119.76	$617	$123.36
Water & Sewer	$4,837	$967.37	$4,982	$996.39
Trash	$3,014	$602.73	$3,014	$602.73
Management Fees	$16,476	$3,295.12	$15,217	$3,043.44
Repair & Maintenance	$18,768	$3,753.50	$16,000	$3,200.00
Cleaning & Decorating	$3,321	$664.20	$2,016	$403.20
Landscaping & Snow	$3,740	$748.00	$3,740	$748.00
Supplies	$4,421	$884.27	$4,421	$884.27
Reserves	$1,750	$350.00	$1,750	$350.00
OPERATING EXPENSES	**$116,188**	**$23,237.56**	**$113,945**	**$22,789.04**

NET OPERATING INCOME	**$178,012**	**$35,602.44**	**$190,398**	**$38,079.56**

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE START	LEASE END
Storefront	-	2	3,800 SF	$10,133	$2.67	2/19/2024	9/30/2029
2F	2	1	900 SF	$2,995	$3.33	7/1/2026	6/30/2027
2R	2	1	900 SF	$2,585	$2.87	12/1/2023	4/30/2027
3F	2	1	900 SF	$2,850	$3.17	5/1/2025	4/30/2027
3R	2	1	900 SF	$2,995	$3.33	7/1/2026	6/30/2027
TOTALS			**7,400 SF**	**$21,558**	**$15.37**		
AVERAGES			**1,480 SF**	**$4,312**	**$3.07**		

Note: Storefront rent shown reflects Lease Year 2. Contractual step to $10,437/mo effective 10/1/2026. Storefront Lease Start date of 2/19/2024 reflects execution and beneficial occupancy date; rent commencement date was 10/1/2024, four months after the abatement period began.

UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
Storefront	-	2	1	20%	3,800 SF	$10,133	$2.67	$10,437	$2.75
2-Bedroom / 1-Bathroom	2	1	4	80%	900 SF	$2,856	$3.17	$3,000	$3.33
TOTALS/AVERAGES			**5**	**100%**	**1,480 SF**	**$4,312**	**$3.07**	**$4,487**	**$3.21**

OAK & HONEY LEASE TERMS

Tenant	Honeyman Hospitality, L.L.C. (d/b/a Oak & Honey)
Landlord	3124 N Broadway, LLC
Premises	Approximately 3,800 SF ground-floor store
Use	Full-service restaurant with on-premises alcohol sales
Lease Executed	February 19, 2024
Rent Commencement	October 1, 2024
Expiration	September 30, 2029
Current Base Rent	$10,133/mo ($32.00/SF)
Contractual Escalatons	$10,437/mo eff. 10/1/2026; $10,750/mo eff. 10/1/2027; $11,073/mo eff. 10/1/2028
Additional Rent	Currently $2,295/mo estimated, reconciled annually
Renewal Options	Two (2) five-year options; first at $11,406/mo, second at $13,243/mo, each escalating 3% annually. Notice due six months prior to expiration of the fifth Lease Year
Extended Term Potential	Through September 30, 2039
Guaranty	Two absolute and unconditional personal guaranties — Kuljas Gupta and Harold E. Honeyman-Bloede — each as primary obligor
Security Deposit	$20,000, transferable to purchaser at closing under Section 24(b)
Expense Recovery	40% real estate taxes; 40% insurance; 80% water, electric and snow removal
Utilities	Tenant separately metered for gas and electric, paid directly to provider
Trash	Tenant contracts and pays for private scavenger service, minimum twice weekly
Tenant Maintenance Obligations	All interior systems including HVAC, plumbing, lighting and glass; monthly grease trap service; exhaust hood and filter cleaning; monthly hydro-jetting of underground plumbing lines

OAK & HONEY LEASE TERMS

Landlord Maintenance Obligations	Foundation, walls, roof, exterior and structural elements, and service mains to point of attachment
Tenant Improvements	Premises delivered AS-IS; all build-out at tenant's sole cost. Attached fixtures, HVAC units, floor coverings, ceiling and hot water tanks remain landlord property at expiration
Assignment/Subletting	Prohibited without landlord consent, granted or withheld in landlord's sole and absolute discretion; includes any transfer exceeding 50% of membership interest
Insurance	$2,000,000 combined single limit CGL naming landlord and managing agent as additional insured, plus dram shop and liquor legal liability coverage
Estoppel Certificate	Required within 10 days of demand
Subordination	Subordinate to any mortgage, with non-disturbance so long as tenant is not in default
Financial Reporting	Tenant income statement available annually upon written request
Holdover	200% of base rent plus 100% of additional rent

***Note:** Two personal guaranties, a tenant-funded restaurant build-out that reverts to ownership at expiration, and tenant responsibility for grease trap, exhaust hood and underground plumbing maintenance materially reduce the capital and credit exposure typically associated with a food and beverage tenancy*

SECTION 6

SALE COMPARABLES

OFFERING MEMORANDUM - 3124 N. BROADWAY

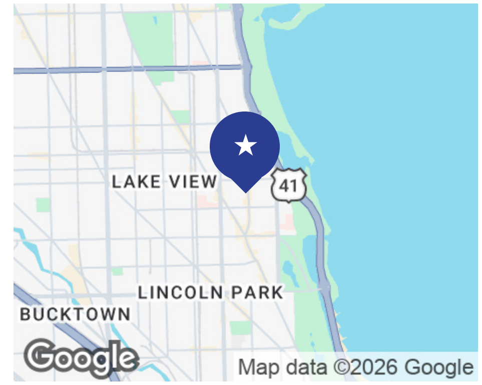
★

3124 N. BROADWAY

3124 N. Broadway, Chicago, IL 60657

Subject Property

Price:	$2,945,000	Bldg Size:	7,600 SF
No. Units:	5	Cap Rate:	6.04%
Price/Unit:	$589,000	GRM:	9.76



1

3801 N. CLARK

3801 N. Clark St., Chicago, IL 60613

Sold 7/29/2026

Price:	$3,300,000	Bldg Size:	11,168 SF
No. Units:	7	Cap Rate:	7.77%
Price/Unit:	$471,429	GRM:	10.16

COMMENTS: Two-story corner mixed-use at Clark & Grace, blocks from Wrigley. Five apartments over ~5,435 SF retail — ~5,200 SF restaurant build-out plus a cookie shop storefront. In-unit W/D, central A/C, individual gas forced air, tenant-paid heat/electric/water — slightly superior operating profile to subject. No parking against subject's five rear spaces. North Wrigleyville location inferior to subject.

2

2835 N. CLARK

2835 N. Clark St., Chicago, IL 60657

Sold 3/2/2026

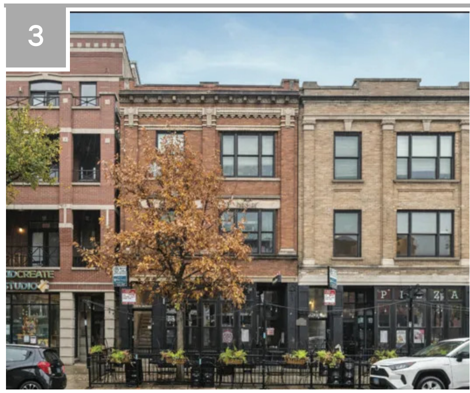
Price:	$3,125,000	Bldg Size:	14,000 SF
No. Units:	8	Cap Rate:	7.25%
Price/Unit:	$390,625	GRM:	8.97

COMMENTS: Eight-unit Lakeview East mixed-use on Clark St. Six renovated 2Bd/2Ba apartments — more units and baths than subject. In-unit W/D, central A/C, tenant-paid gas/electric give similar operating profile to subject. 3,500 SF ground-floor commercial, 16' ceilings, similar size to subject suite. Leased by Club Pilates shortly before sale. No parking. Similar strength location about five blocks south of subject on Broadway.

TRITON REALTY GROUP LLC

SALE COMPS

3



3705-07 N. SOUTHPORT

3705-3707 N. Southport Ave., Chicago, IL 60613

Sold 9/9/2025

Price:	$3,295,000	Bldg Size:	9,360 SF
No. Units:	5	Cap Rate:	5.80%
Price/Unit:	$659,000	GRM:	10.22

COMMENTS: Lakeview mixed-use with four apartments over one commercial, matching subject's composition. Two adjacent 1911 buildings gut rehabbed in 2013. Coalfire Pizza occupies lower floor of both bldgs — restaurant anchor directly parallel subject. (4) 2Bd/2Ba, superior to subject's 2Bd/1Ba. Central HVAC, in-unit laundry, and tenant-paid electric & gas. Four parking spaces. Southport corridor north of Addison.

4

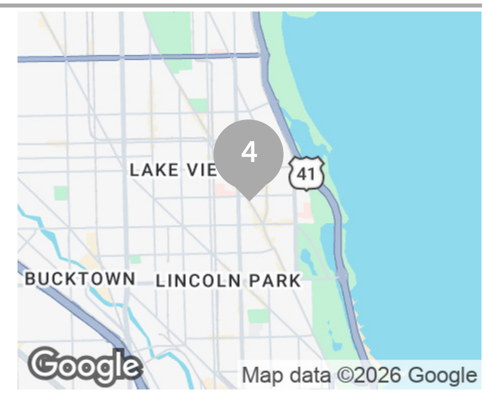
2935-37 N. CLARK

2935-2937 N. Clark St., Chicago, IL 60657

Sold 5/28/2024

Price:	$2,535,000	Bldg Size:	9,723 SF
No. Units:	7	Cap Rate:	6.70%
Price/Unit:	$362,143	GRM:	11

COMMENTS: Lakeview mixed-use on Clark St, renovated 2017. Five apartments over two retail units. Unit mix far less uniform — (2) 1Bd/1Ba and (3) 3Bd units against subject's four identical 2Bd/1Ba. Commercial income fragmented across four small service tenants — inferior term to subject's single restaurant lease through 2029. In-unit W/D and HVAC. Nine surface parking spaces. Comparable Lakeview East location to subject.

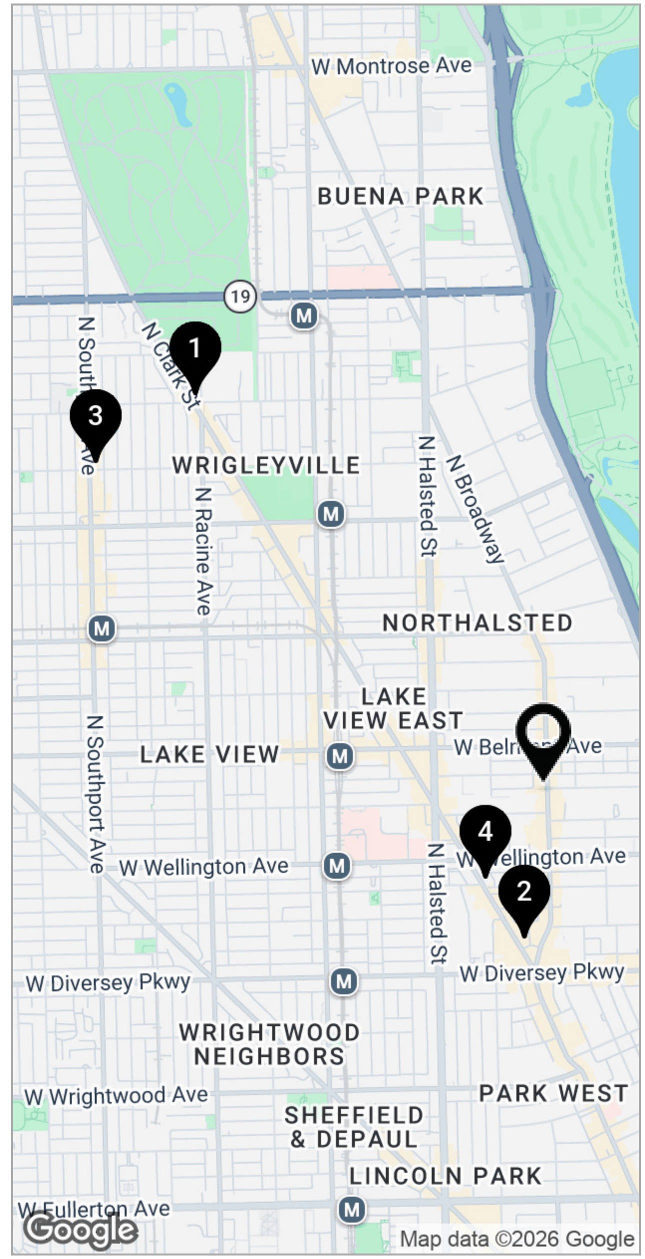


★ 3124 N. BROADWAY

3124 N. Broadway
Chicago, IL

Price	$2,945,000
Bldg Size	7,600 SF
No. Units	5
Cap Rate	6.04%
GRM	9.76

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	GRM
1	**3801 N. Clark** 3801 N. Clark St. Chicago, IL 60613	$3,300,000	11,168 SF	7	7.77%	10.16
2	**2835 N. Clark** 2835 N. Clark St. Chicago, IL 60657	$3,125,000	14,000 SF	8	7.25%	8.97
3	**3705-07 N. Southport** 3705-3707 N. Southport Ave. Chicago, IL 60613	$3,295,000	9,360 SF	5	5.80%	10.22
4	**2935-37 N. Clark** 2935-2937 N. Clark St. Chicago, IL 60657	$2,535,000	9,723 SF	7	6.70%	11
	AVERAGES	$3,063,750	11,063 SF	6	6.88%	10.09



SECTION 7

ADVISOR BIOS

OFFERING MEMORANDUM - 3124 N. BROADWAY

MATTHEW A. FRITZSHALL

Founder & Managing Principal

mattf@tritonrealtygroup.com

Direct: **847.778.8746** | Cell: **847.778.8746**

PROFESSIONAL BACKGROUND

Matthew Fritzshall doesn't just broker deals—he is an active owner and operator with "skin in the game." This dual perspective allows him to provide a level of advisory that goes beyond a simple transaction, offering his clients the same strategic insights he uses for his own portfolio he operates in other submarkets.

Since entering the profession in 2009, Matt has focused solely on the sale and acquisition of multi-family and mixed-use investment properties throughout Chicago's North and Northwest Side neighborhoods. Over the course of his 15+ year career, he has been involved in more than $650M+ in total sales volume, representing many of Chicago's most prominent real estate companies and established himself as a dominant force in Chicago's investment real estate market.

In 2016, Matt co-founded Triton Realty Group to disrupt the traditional brokerage model, replacing corporate silos with a collaborative, client-first culture. Matt's expertise is built on a "block by block" knowledge of Chicago's North and Northwest Side neighborhoods. His clients gain exclusive access to a proprietary database of nearly every multi-family and mixed-use building in the area, including the "silent" off-market opportunities that other platforms often miss.

EDUCATION

- Illinois State University: B.S. in Finance & Real Estate
- Specialization: Multi-family, mixed-use, and re-development assets.

MEMBERSHIPS

A perennial top producer, Matt is consistently recognized by the Chicago Association of Realtor's Commercial Forum, including:

- IL RE Journal Finalist: Broker of the Year & Broker Team of the Year (2026); Most Significant Investment Sales Transaction (Multiple Transactions)
- Chicago Association of Realtor's Commercial Forum Awards - Chosen from 4,000 members, Chicago's largest commercial real estate community
- Crexi Platinum Award (2026)
- 2023-2024 Platinum Level (#1): Multi-Family 5+ Unit Sales Volume
- Multi-Year Award Winner: Consistent Gold and Silver honors (2018–2024) for sales volume and transaction count
- Neighborhood Builder's Owner's Alliance (NBOA); Edgewater Uptown Builders Alliance (EUBA); Northwest Side Building Coalition (NSBC)

HARRISON COHEN

Senior Vice President & Principal

harrison@tritonrealtygroup.com

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PROFESSIONAL BACKGROUND

Harrison Cohen joined Triton Realty Group, after several years as an attorney with two major law firms in downtown Chicago. His strong work ethic, legal expertise, and organized approach have shaped his disciplined style in multi-family real estate brokerage. Harrison's background in law has been a catalyst for his rapid success, helping him become one of Triton's top producers for the past four consecutive years, specializing in the sale of apartment buildings and mixed-use properties.

Since 2017, Harrison has successfully closed more than 100 multi-family property sales, totaling over 800 units and exceeding $125 million in investment value across Chicago and its suburbs. In 2024, he was recognized as a Top Producer by the Chicago Association of Realtors' Commercial Forum, earning both Silver and Bronze awards for multi-family (5+ units) sales volume and number of transactions.

A key factor in Harrison's continued success is his commitment to learning every day — staying ahead of market trends, uncovering hidden value in properties, and understanding evolving city ordinances. He has a sharp eye for identifying opportunities others may miss, whether it's recognizing long-term development potential, adding units based on zoning and lot sizes, or leveraging Chicago's Accessory Dwelling Unit (ADU) ordinance to maximize property value. His ability to look beyond surface numbers and piece together deals that others might overlook has made him one of the most trusted and forward-thinking brokers in the market.

EDUCATION

- Illinois State University, Bachelor of Arts
- Law degree from the "Harvard" of the Midwest Southern Illinois University School of Law

MEMBERSHIPS

- IL RE Journal Finalist: Broker of the Year & Broker Team of the Year (2026); Most Significant Investment Sales Transaction (Multiple Transactions)
- Chicago Association of Realtor's Commercial Forum Awards - Chosen from 4,000 members, Chicago's largest commercial real estate community
- 2025-Platinum Level (#1) Multifamily 5+ Sales Volume & # of Transactions
- Member of IL State Bar Association (Real Estate Section); Rogers Park Builders Group (RPBG); Edgewater Uptown Builders Alliance (EUBA); Northwest Side Building Coalition (NSBC)
- Fluent in Spanish

NICOLE LINARES

Senior Advisor

nicole@tritonrealtygroup.com

Direct: **312.259.2501** | Cell: **312.259.2501**

PROFESSIONAL BACKGROUND

Nicole Linares is a Chicago-based real estate broker with 30+ years specializing in multifamily investment properties across the city's most dynamic neighborhoods. Known for her deep market knowledge and intuitive deal-making, she advises investors, developers, and private owners on both stabilized assets and value-add opportunities.

With a strong understanding of Chicago's evolving landscape—from zoning and incentives to shifting capital markets—Nicole brings a strategic, highly personalized approach to every transaction. She is particularly skilled at navigating complex deals, including assumable debt structures, repositioning opportunities, and off-market sourcing.

What sets Nicole apart is the strength of her relationships. Over the course of her career, she has built long-standing relationships with owners, buyers, and developers, often working with them across multiple stages of their growth as they expand and establish themselves in the market. These relationships are not transactional—they are carefully built, maintained over time, and rooted in discretion, honesty, and follow-through. It is often through these connections that opportunities surface before they ever reach the broader market.

Clients rely on Nicole not only for results, but for perspective—an ability to read both the market and the people within it. Her philosophy is simple: real estate is a long game, and the best outcomes are built on trust, timing, and a clear understanding of value.

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