



**CBMHC Shareholder
Listing Agreement FAQ
June 11, 2025**

Q. Did we sign with a Broker?

A. Yes, a Listing agreement was signed June 6, 2025, CBMHC / Keller Williams Reality KW Commercial Group

Q. Why Keller Williams?

A. The BOD looked at three different brokers and chose the one they all agreed was the most qualified.

Q. How long is the listing agreement for?

A. It expires June 30, 2026

Q. Why is the broker signed for 1 year and not less?

A. All three brokers required this listing agreement time. Keller Williams was asked if they would sign for less and they said no.

Q. Can we terminate the contract any sooner than the June 30, 2026, date?

A. Yes. The contract automatically terminates on June 30, 2026. However, if it is prudent to terminate earlier, we can then choose to execute a Withdrawal Agreement. To do so, it would incur a cancellation fee of \$7,500 due to the broker.

Q. Did we set a sale price.

A. No, the sale price would be determined by negotiated terms acceptable to the seller. Price will be listed as “undisclosed”

Q. What is the Broker Commission

A. 4% of gross sales price

Q. Is the property listed on the market

A. Not currently. The property will be listed “Off Market” and will *not* be advertised on any public internet websites/platforms currently.

Q. How will the property be marketed if not “ON” market?

A. Broker will develop a comprehensive marketing plan and promote it through KW’s professional network. While not limited to, this network will include prominent developers, contractors, investors and other broker agencies.

Q. Will we know if there is an offer?

A. Yes. All offers will be communicated to the shareholders. If there is a legitimate offer, it will be reviewed by our legal team. If it is legally sound it would THEN be communicated to all shareholders for a vote. A vote of YES to the sale **needs to be 75% or more for the sale to proceed.**