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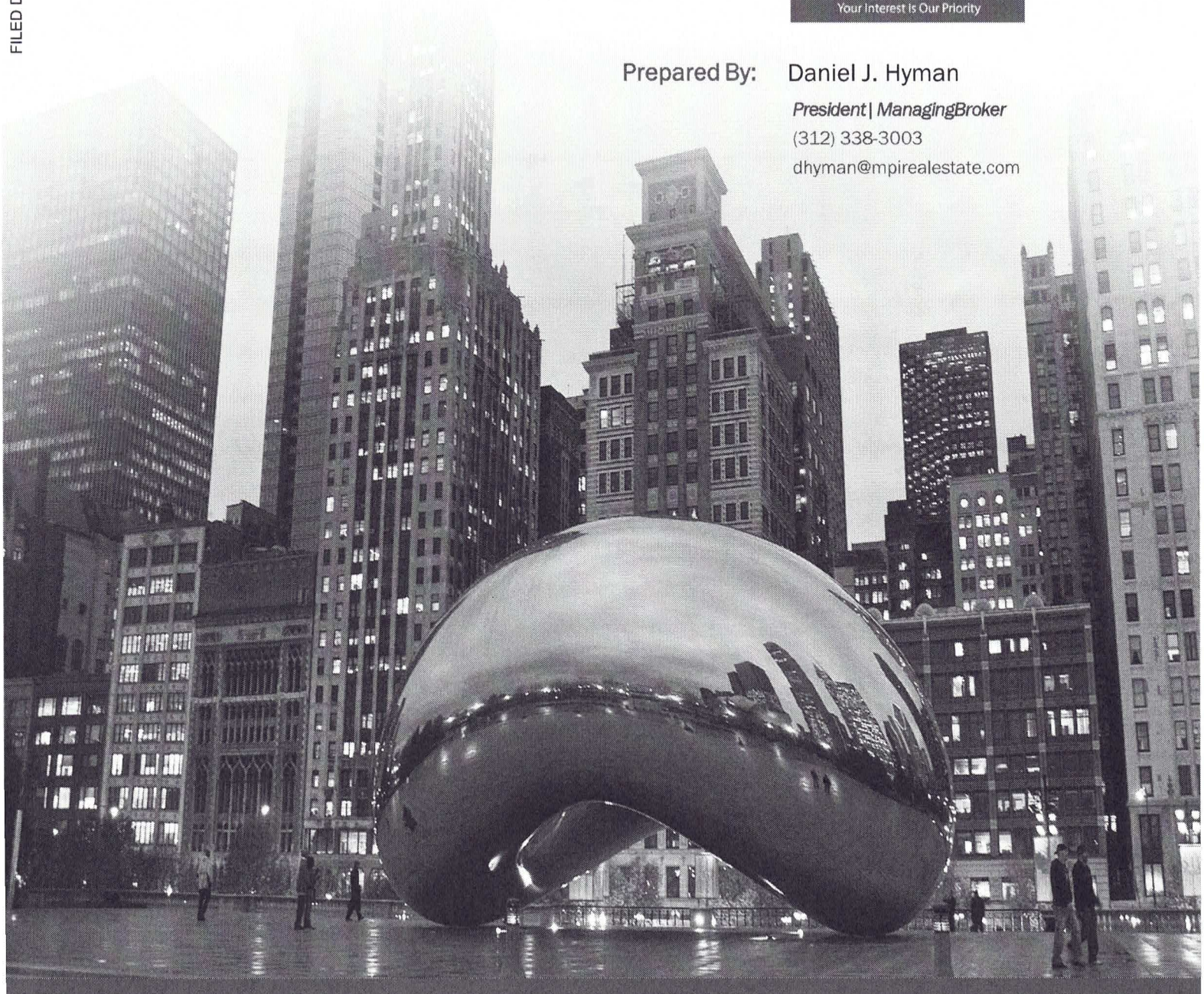
FILED DATE: 6/15/2026 4:29 PM 2025CH10558

RECEIVERSHIP PROPOSAL

2701-2709 W. Fulton Street
Chicago, IL 60612

Prepared For: First Bank Chicago
★★★★★
Your Interest Is Our Priority

Prepared By: Daniel J. Hyman
President | ManagingBroker
(312) 338-3003
dhyman@mpirealestate.com



FILED DATE: 6/15/2026 4:29 PM 2025CH10558

Overview of Millennium Properties

For more than 25 years,

Millennium Properties has worked with individuals and institutions to sell, buy, manage and lease their portfolios. Whether Millennium is acting as the broker to sell or lease your building, consulting with you on strategy, or managing the day-to-day operations, our clients receive the highest level of service for every property.

We occupy a unique position in the market, working with all types of commercial properties – from small apartment buildings to bulk distribution centers, from commercial storefronts to large office buildings. In 2025, our brokers completed more than 125 transactions, including: the acquisition of a triple net leased Walmart in Palm Desert, CA; the sale of co-working office space in the Loop; the sale leaseback of a medical office building in Chicago; and many more.

Millennium Properties has been recognized many times by a industry organizations and publications for our brokerage team. Since its inception, MPI has been received over 75 Top Commercial Producers awards from Commercial Forum for industrial, multi-family, office, and retail transactions in both the leasing and sales categories.

Let our expert brokers and managers help you make the most of your real estate investments.

Our Principals



Daniel J. Hyman
Managing Broker| President



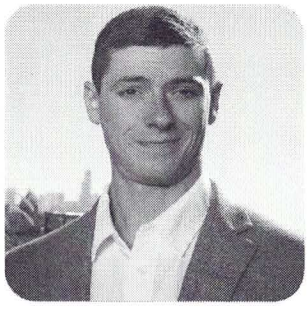
Susan B. Silver
Executive Director



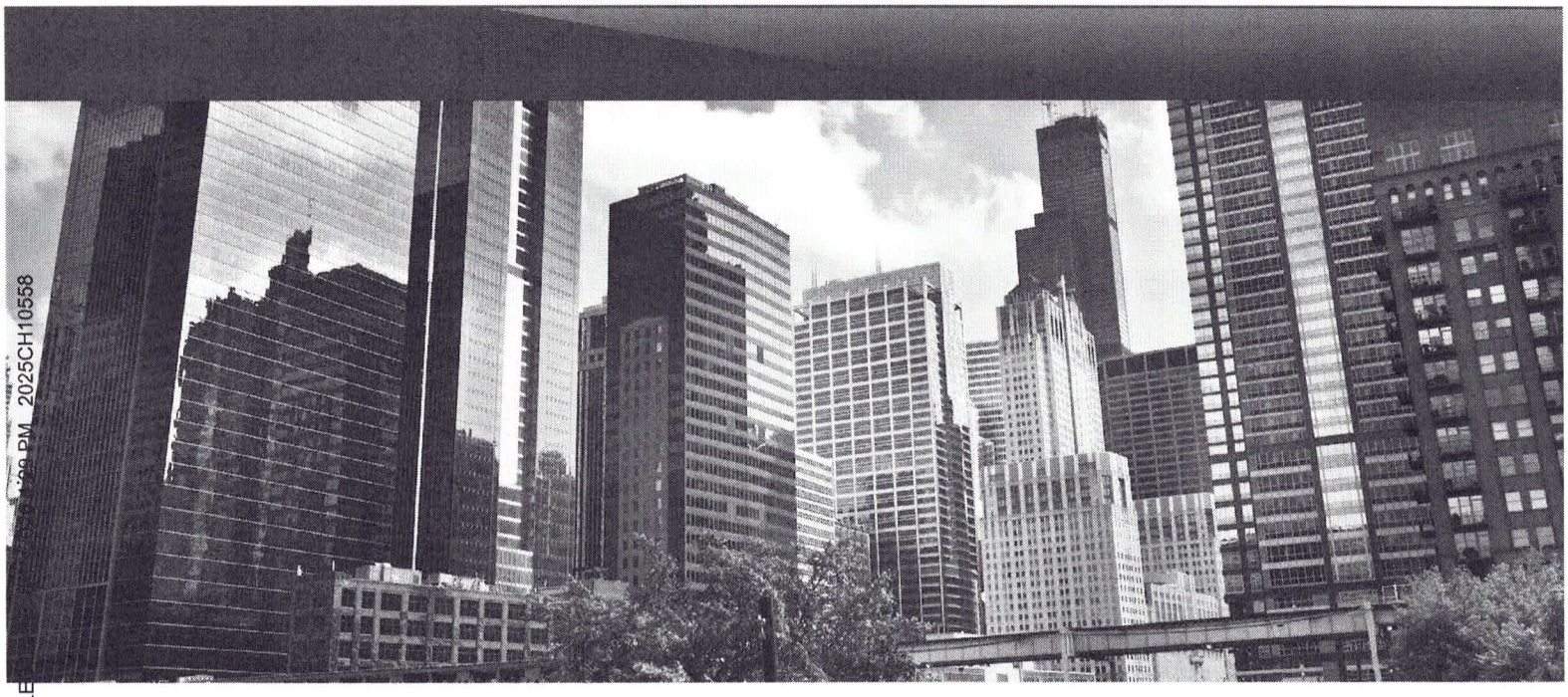
Brad Thompson
Executive Director



Connesha Jones
Controller



Sean Wagner
Asset Manager



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Millennium Properties

offers a number of services to strategically position you for success.

Property Management

Our comprehensive, multi-disciplinary property management program to is designed to stabilize properties and maximize their value through a proactive approach. Our team will:

Building Maintenance:

- Conduct regular physical inspection of the property
- Report any recommended repairs and/or maintenance to ownership
- Oversee all maintenance for the property
- Negotiate service and utility contracts, using our buying power to obtain the best possible price
- Maintain property and liability insurance for the property within ownership's guidelines

Accounting:

- Collect rent from existing tenants and make sure they are current on all payments
- Collect and manage security deposits and move-in fees
- Maintain separate bank account with monthly reconciliation
- Pay all expenses for property, providing detailed funding requests, as necessary
- Prepare budget for any necessary repairs

Tenant Relations:

- Communicate with tenants to ensure maintenance issues are addressed
- Negotiate lease renewals, minimizing vacancies and turnover costs
- Oversee unit turnover, including the move-in and move-out of tenants
- Manage eviction process including hiring counsel

FILED DATE: 6/15/2026 4:29 PM 2025CH10558

Receiverships

Our receivers have a deep understanding of properties in the foreclosure process due to more than 30 years of experience with the process. We have overseen properties in federal bankruptcy court, held in disputed trusts as well as in judicial and nonjudicial foreclosures. Our receivership team has managed all types of properties throughout Cook, DuPage, Lake, Kane, McHenry, and DeKalb Counties, as well as Lake County, IN. In addition to our property management services, the receivership team will:

Property Takeover and Receivership Work:

- Assume possession of the asset, including rent and security deposits
- Ensure tenants are not in communication with or paying rents to owner
- Take all actions necessary to enforce or terminate leases
- Protect, possess, control and manage operations of the property
- Obtain proper insurance coverage
- Receive multiple bids for any repairs and maintenance performed by outside vendors
- Write reports and appear in court
- Address any issues with the city or violations court

Accounting:

- Collect rents and reimbursements from tenants
- Make payments for real estate taxes, utility bills, and ongoing obligations

Construction Administration

If a property requires significant construction, Millennium Properties will serve as the construction administrator. This type of construction can include significant tenant build-out or substantial capital improvements. We will oversee the entire process from negotiating contracts to completion punch-lists.

- Obtain competitive bids
- Award contract(s) and oversee work
- Facilitate permitting and insurance
- Inspect contractor performance, following through on punch lists
- Collect necessary lien waivers
- Process payments for completed work

Leasing and Sales

Our brokers have extensive experience identifying, negotiating and closing the best deal for our clients – no matter if they are negotiating a lease or a sale.

- Attract and retain quality tenants, including negotiating lease renewals
- Market available spaces and properties for lease or sale using industry platforms and our internal network
- Negotiate the best price and terms for the property

FILED DATE: 6/15/2026 4:29 PM 2025CH10558

A Seamless Management Transition

When Millennium takes over a property, whether it is a third-party management assignment or in receivership, we make sure that it is a seamless transition for both the tenants and our clients. Our property managers will:

Communication with Ownership:

- Discuss the short-term and long-term goals for the property
- Obtain necessary documentation for management of the asset
- Prepare an operating budget for property
- Prepare plans for needed capital improvements and maintenance issues
- Develop a marketing plan for leasing vacant units or selling the property
- Monthly reports with a financial and operational review of property delivered in a timely manner

Tenant Communication:

- Notify all tenants of the new management team, including introducing their new property manager
- Install signs with contact information for leasing and property management
- Proactively contact tenants about upcoming lease expirations and rent escalations
- Set up online rent payments through Yardi's Rent Cafe

Operations Review:

- Thoroughly inspect building for current condition
- Review rent rolls and income statements from previous manager or owner
- Review and audit existing leases to verify terms and the billing status of each tenant
- Monitor critical dates in leases such as rent escalations, lease expirations, and renewal options
- Process all rental payments and ensure accurate annual CAM/Tax reconciliations
- Ensure all utilities and existing contracts are aware of takeover in management



FILED DATE: 6/15/2026 4:29 PM 2025CH10558

Representative Client List

CORPORATIONS

Albertsons Companies · Chicago Sun-Times · ExxonMobil · McDonald's · Nissan · Potbelly Sandwich Shop

Adjustable Clamp Co · Bridgestone Americas Inc · Development Resources Inc · Greater Illinois Title Co · Saul Ewing Arnstein & Lehr LLP

FINANCIAL INSTITUTIONS

Bank of America · BMO Harris Bank · Fifth Third Bank · JPMorgan Chase & Co. · Republic Bank · PNC Bank · US Bank · Byline Bank

American Chartered Bank · Associated Bank · BankFinancial · Bayview Financial LLP · Berkadia Commercial · Bridgeview Bank · Glenview State Bank · First American Bank · National Bank of Canada · Northside Community Bank · Popular Community Bank · Republic Bank · South Central Bank · Trimont Real Estate Advisors · Wintrust Financial

OWNERS & DEVELOPERS

MARC MR REALTY · belgravia group · JDI REALT · M&J WILKOW · CATELLUS · TLC Management Co. · Pine Tree

Alter Group · Cloverleaf Group · Crown Family · First Winthrop Corp · Imperial Realty Co · Klaff Realty LP · LR Realty Group · Lurie Corp · MCZ Development · Smithfield Properties LLC · The Miller Group

NON-PROFITS AND GOVERNMENT

American Red Cross · Columbia College Chicago · Jewish United Fund/ Jewish Federation of Metropolitan Chicago · Highland Park · Diocese of Joliet-in-Illinois · The University of Chicago

Court of DuPage County · Court of Cook County · Federal District Court · Freddie Mac · U.S. Trustee Offices

INSURANCE COMPANIES

AON · Prudential · TRAVELERS

Farm Bureau Life Insurance · ORIX Capital Markets · Pacific Mutual · Nationwide-Provident · Transamerica Financial Life Insurance

REITS AND FUND ADVISORS

BNY Mellon · CH Capital Partners · American Realty Advisors · Cargill

Aegon USA Realty Advisors · American Invsco · CapMark · Fortus Capital · Lend Lease Group

"A small firm with a large reach"

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2701-2709 W. Fulton St

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PROPERTY TYPE:	COMMERCIAL | OFFICE | LOFT
6l =@8=B; SIZE:	30,000 SF
LOT SIZE:	117 x 100
ZONING:	PMD-4
PIN:	16-12-408-008-0000
TAXES (2024):	$81,970.97

Fee Schedule

Below are our fees for the subject property. For both management and receivership assignments, we do everything that is necessary to protect and preserve the value of the property.

Receivership and Management Fees:

- **One-Time Set-Up Fee:** $750
- **Monthly Fee:** $750 minimum against 5% collections
- **Receiver Fee:** $0 | Millennium does not charge a receiver's fee.
- **Administrative Fee:** $35 per month for phones, postage, etc.
- **Court Fees**: $200 per occurrence
- **Legal Fees:** Millennium only retains counsel if needed for evictions, tax protests, or extremely complicated leases
- **Maintenance Fees:** $40-$55 per hour for our in-house maintenance services, depending on the expertise required. This fee will be charged for repairs outside of the scope of management i.e., plumbing or handyman work.
- **Construction Administration:** 5.0% of the total construction costs over $15,000.

Leasing Commissions:

- **Commercial Lease:** 4% of the gross rental paid, and 150% of the total with a cooperating broker
- **Lease Renewal:** 70% of stated rate for all lease renewals
- **Sale of Property:** 5% Gross Sale Price

Expenses:

- The Receiver and/or Millennium Properties is not responsible for any expenses incurred. Whenever possible, these costs will be paid by the operating account. However, in some cases the owner may receive draw requests to cover these costs.

MILLENNIUM
PROPERTIES R/E

FILED DATE: 6/15/2026 4:29 PM 2025CH10558



Daniel J. Hyman

President

Designated Managing Broker

For nearly 40 years, Dan Hyman has been one of the most prominent deal makers in the Chicagoland area – selling, auctioning and leasing properties across all commercial property types. In 1996, he decided to start his own firm with Susan Silver; and for more than 20 years, Millennium Properties has been a leading brokerage and property management firm.

Since Millennium's inception, Dan has been personally involved in more than $4 billion in real estate transactions. His clients include companies such as Prudential Insurance Company, Wells Fargo, C-III Capital, the Red Cross and numerous other institutions and private investors.

Dan has served as a receiver and consultant for numerous local and national financial institutions, including BMO Harris, Parkway Bank, Northern Trust, Fifth Third Bank and many others. He has also represented state courts and federal bankruptcy courts as the sales agent for foreclosed and over-leveraged properties. Dan's substantial experience in real estate sales and operations has led to serving as an expert witness and consultant to owners and institutions throughout the country.

Selling retail centers, office buildings, industrial warehouses and apartment buildings, Dan has made his mark on properties throughout Chicagoland and the Midwest.

Education

- Master's Degree in Business Administration with a concentration in Marketing & Finance from Loyola University
- Bachelor's Degree in Business Administration from Drake University

Causes and Affiliations

Dan is a member of the board of trustees for WTTW-11 and 98.7-WFMT. He also supports the Friends of the Israeli Defence Fund (FIDF), serving as the current chairman for the Central Region chapter and as a national board member. He is an active member of several non-profit organizations including the Harold E. Eisenberg Foundation.

Featured Recent Transactions



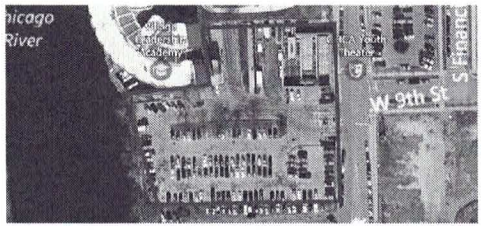
Deer Park, Illinois

Type Office – $4,850,000



Downers Grove, Illinois

Type Former Grocery – $2,650,000



South Loop, Chicago, Illinois

Type Surface Parking – $7,750,000

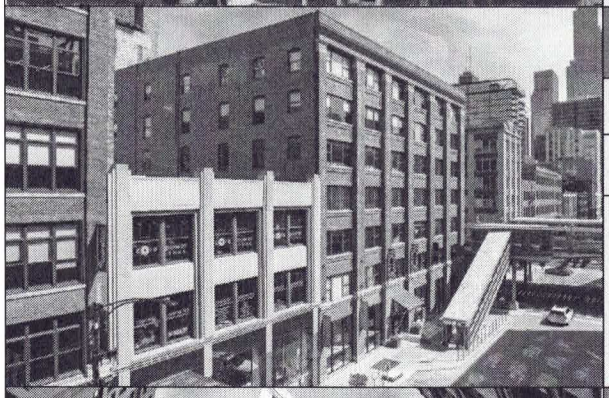
MILLENNIUM
PROPERTIES R/E

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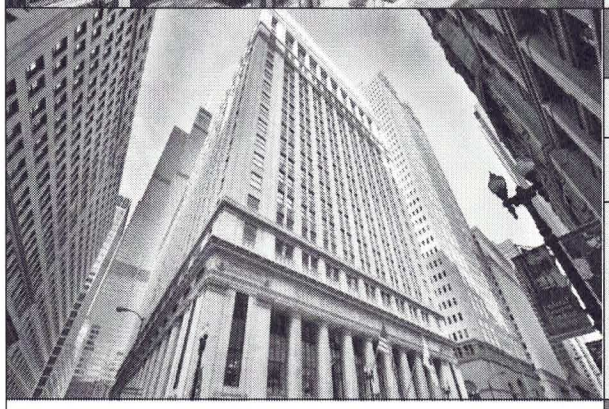
Select Receivership and Management Assignments



2954-58 North Sheffield Avenue	Chicago, IL
Property Type:	Medical Office & Retail
Building Size:	13,500 SF
Property Notes:	Fully leased office and retail building near the Advocate Hospital Campus in Lakeview



730 N. Franklin Street	Chicago, IL
Property Type:	Mixed-Use Building
Condo Size:	92,937 SF
Property Notes:	Central Arts Building Office Suites 7 Stories Adjacent to the "L" train (Brown & Purple lines)



208 South LaSalle Street	Chicago, IL
Property Type:	Mixed-Use Building
Condo Size:	355,411 SF
Property Notes:	Central Loop Office/Retail 21 Stories Formerly known as the Continental Bank Buildings



600 Enterprise Drive	Oak Brook, IL
Property Type:	Office Condo
Condo Size:	11,593 SF in total
Property Notes:	Three vacant office condos, fully built out as several office suites

FILED DATE: 6/15/2026 4:29 PM 2025CH10558

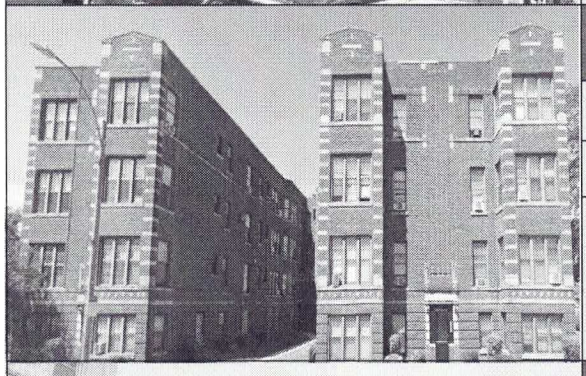
Select Receivership and Management Assignments



2852-56 N. Southport & 1411 West George	Chicago, IL
Property Type:	Mixed-Use Building
Building Size:	8,400 SF and 2,400 SF
Property Notes:	Fully leased property with two storefronts, six apartments plus a two-apartment coach house



1533 & 1537 North Milwaukee Avenue	Chicago, IL
Property Type:	Mixed-Use Building
Building Size:	12,800 SF (Total)
Property Notes:	Two fully leased mixed-use buildings in Wicker Park with condo-quality apartments



310-318 5th Ave & 306-310 6th Ave	Chicago, IL
Property Type:	Multi-Family Building
Building Size:	30,316 SF & 27,562 SF
Property Notes:	Two buildings with a total of 60 apartments and five retail storefronts near the Metra



1623-31 N. Halsted Street	Chicago, IL
Property Type:	Mixed-Use Building
Building Size:	23.031 SF (Total)
Property Notes:	Located at the intersection of North & Halsted 8 Residential Units 5 Commercial Spaces 14 Parking Spaces

FILED DATE: 6/15/2026 4:29 PM 2025CH10558

Select Receivership and Management Assignments



841-855 South Randall Road	Elgin, IL
Property Type:	Neighborhood Retail Center
Building Size:	10,566 SF
Property Notes:	Fully leased center on Randall Rd. Tenants include, Wing Stop, UPS, and ATI Physical Therapy



3934-3950 West Devon Avenue	Lincolnwood, IL
Property Type:	Neighborhood Strip Center
Building Size:	26,200 SF
Property Notes:	CVS-anchored center at Crawford and Devon. Tenants include Block Advisors, and Dunkin Donuts



330 Townline Road	Mundelein, IL
Property Type:	Retail-Bar/Restaurant
Building Size:	5,600 SF
Property Notes:	Free-standing bar/restaurant outlot to grocery anchored retail center with Dollar General



7656-58 Madison Street	Forest Park, IL
Property Type:	Storefront Retail
Building Size:	5,000 SF
Property Notes:	Updated two-unit retail center at stop lit corner on Madison. Partially leased to Dunkin Donuts.