

OFFERING MEMORANDUM

NNN Retail Sale

Sale: Sale of a 119,600 SF NNN Retail Property

Property Type: Retail (Big Box)

Location: Greece, NY

Occupancy: 100%



Overview

NNN Retail Sale (the “Property Sale” or “Asset Sale”) conducted By Mission Capital Advisors, LLC (“Mission” or “Asset Sale Advisor”) on behalf of an Unidentified Seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a big box retail property located in Greece, NY (the “Property” or “Asset”). The Asset is being offered on a sealed bid basis.

On behalf of the Seller, Mission is initially soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the purchase of the Asset pursuant to the Asset Sale timeline attached hereto.

Mission, in conjunction with the Seller, and at the sole and absolute discretion of the Seller, will then invite multiple bidders (the “Final Bidders”) to complete due diligence and submit non-contingent final bids for the Asset.

Highlights & Loan Summary

The Asset Sale offers Prospective Bidders an opportunity to acquire the fee simple interest in a big box retail building located in Greece, NY.

- The Property is 100% occupied by a single credit tenant who has been in-place since the building’s construction in 2006.
- The lease expires in December 2026; the tenant has four five-year renewal options.
- The Property consists of a 119,600 SF big box retail store, a gas station, and a small auxiliary building situated on 11.05 acres.
- The sale must be completed according to the timeline attached hereto; investors will be required to finalize the Asset Sale Agreement prior to the final bid date.



Asset Sale Process

Prospective Bidders are subject to qualification by Mission and/or Seller (qualification process will be initiated by Mission as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of Mission and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, have prepared a comprehensive array of due diligence data (the “Due Diligence Materials”), which will be made available to Prospective Bidders that have executed, and are subject to the terms of, the Confidentiality Agreement (the “Confidentiality Agreement”), which can be accessed on the transaction offering email or by visiting www.missioncap.com/transactions. Included in the Due Diligence Materials will be an Asset Summary for the Asset (the “Asset Summary”) prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Agreement for Sale and Purchase of Asset (the “Asset Sale Agreement”).

Mission is soliciting non-contingent final bids for the Asset. Prospective Bidders are encouraged to complete final due diligence before submitting **non-contingent offers on the Final Bid Date (the acceptance of which by Seller will require immediate execution of pre-negotiated Asset Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

City, State	Greece, NY
Property Type	Retail (Big Box)
Gross SF	119,600
Site Size (Acres)	11.05
Year Built	2006
Occupancy	100%
Occupancy As of	December 2015
Zoning	General Industrial (IG)

Additional information will be provided to Bidders via Mission’s online due diligence site. Such information may include detailed property documents, environmental reports, litigation documents (if applicable), and financial statements, in both computer file and imaged formats.

Please e-sign or return an executed Confidentiality Agreement to Katie Juarez at kjuarez@missioncap.com. **PLEASE NOTE THAT E-SIGNATURES WILL BE PROCESSED IN TOP PRIORITY WHILE EMAIL SIGNATURES ARE PROCESSED AT THE END OF EACH BUSINESS DAY.**

All inquiries should be directed through Mission Capital. Neither the Seller nor Seller affiliates are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Asset Sale Agreement

The Seller will make its required form of Asset Sale Agreement available for review to Final Bidders. Pursuant to the Asset Sale Agreement, the Seller is selling its Asset subject only to those representations and warranties explicitly stated in the Asset Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.

Timeline

The transaction contemplated herein has been scheduled as follows:

Asset Sale Timeline	
Event	Date
Offering Memorandum Distributed	Wednesday, January 27, 2016
Initial Data Distribution	Wednesday, January 27, 2016
Indicative Bid Date	Wednesday, February 17, 2016
Property Tours	TBD
Acceptance of or Comments to ASA Due	Wednesday, March 09, 2016
Best & Final Bid Date	Thursday, March 10, 2016
Winning Bidder Selected	Friday, March 11, 2016
10% Non-Refundable Deposit Due	Monday, March 14, 2016
Closing Date	TBD

Disclaimer

THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE ASSET SALE, AT ANY TIME. THIS OFFERING MEMORANDUM HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSET. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY COLLATERAL. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

Mission Capital Contacts

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