



SALE ANNOUNCEMENT

HIGH-END RETAIL & OFFICE LIFESTYLE CENTER REO SALE ARLINGTON HEIGHTS (CHICAGO), IL

136,585 NRSF
84% OCCUPIED

MAY 2016



RETAIL & OFFICE LIFESTYLE CENTER REO SALE

ARLINGTON HEIGHTS (CHICAGO), IL



Retail & Office Lifestyle Center REO Sale (the “REO Sale”) conducted by Mission Capital Advisors, LLC (“Mission Capital” or “Asset Sale Advisor”) on behalf of an Unidentified Seller (“Seller”). The REO Sale offers bidders the opportunity to acquire an income producing, lifestyle center located in one of the largest and most affluent suburbs of the greater Chicago metropolitan area. Additionally, Arlington Heights’ predominately built-out status limits the possibility for competitive development.

Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a 136,585 sf, retail & office lifestyle center located in Arlington Heights, IL (the “Asset” or the “Property”). The Asset is being offered on a sealed bid basis.

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

Mission Capital, 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.

Site Visits will be held during the Indicative Bid round and additional Site Visits may be scheduled during the final due diligence period.

Investment Highlights

- The property is 84.2% occupied as of March 2016 by a mix of local, regional, and national tenants. Well known retailers and restaurants include: Yogurtland, Noodles and Company, Jimmy Johns, California Pizza Kitchen, Jos A Bank, Core PowerYoga, Yankee Candle Company, Ann Taylor Lofts, Sports Clips, and Bath & Body Works.
- The Property’s improvements consists of six buildings with a total net rentable area of 136,585 SF (101,349 SF of retail; 35,236 SF of office) situated on a non-contiguous 3.63-acre site.
- The Property is conveniently located in downtown Arlington Heights, an upscale suburban area of Chicago, adjacent to U.S. Route 14 (Northwest Highway) and the Metra Union Pacific/Northwest (UP-NW) train line), which provide access to downtown Chicago. The Property is 30 miles (45 to 75 minutes) northwest of the Chicago CBD, and 12 miles (15 to 30 minutes) northwest of Chicago’s O’Hare International Airport.
- The Arlington Heights station is the Metra’s busiest commuter stop, giving professionals the ability to work in Chicago but live a short walk from the excellent shopping, restaurants, entertainment located at the property and in downtown Arlington Heights.
- The surrounding neighborhood to the Property is an established residential area with estimated median income of approximately \$82,000 within a 1-mile radius. Although not included in the REO Sale, the-94 unit, high-rise condominium development on the subject site provides the tenants with a live in customer base.



High-End Retail & Office Lifestyle Center • Arlington Heights, IL

136,585 SF • 84% Occupied

RETAIL & OFFICE LIFESTYLE CENTER REO SALE

ARLINGTON HEIGHTS (CHICAGO), IL



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 Purchase and Sale Agreement (the "Purchase and 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 Purchase and Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

Additional information will be provided to Bidders via Mission's online due diligence site. Such information may include third party 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. The Seller is not to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Purchase and Sale Agreement

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

Timeline

The transaction contemplated herein has been scheduled as follows:

EVENT	DATE
OFFERING MEMORANDUM DISTRIBUTED	THURSDAY, MAY 05, 2016
INITIAL DATA DISTRIBUTION	FRIDAY, MAY 06, 2016
INDICATIVE BID DATE	WEDNESDAY, JUNE 01, 2016
SCHEDULED FINAL BIDDER SITE VISITS	TBD (AFTER INDICATIVE BID)
BEST & FINAL BID DATE	TUESDAY, JUNE 21, 2016
WINNING BIDDER SELECTED	WEDNESDAY JUNE 22, 2016
10% NON-REFUNDABLE DEPOSIT DUE	FRIDAY, JUNE 24, 2016
CLOSING DATE	TBD



RETAIL & OFFICE LIFESTYLE CENTER REO SALE

ARLINGTON HEIGHTS (CHICAGO), IL



Contact Information

MISSION CAPITAL ADVISORS, LLC

Will Sledge

Managing Director

wsledge@missioncap.com

212 925 6692

Adam Grant

Vice President

agrants@missioncap.com

949 706 3001

Don Pavlov

Analyst

dpavlov@missioncap.com

212 925 6692

EDGEMARK COMMERCIAL REAL ESTATE SERVICES

Office: 630 572 5602

Rich DiBernardo

Vice President / Investments

rdibernardo@edgemarkllc.com

IL License No.: # 481.000169

Role

Mission Capital Advisors LLC will handle primary investor interface during the Sale. Investors should direct sale inquiries, asset-specific questions and due diligence requests to Mission.

Role

Edgemark Commercial Real Estate Services will be the 'on-the-ground' Showing Broker for the Property. In addition to investor interface and confirming asset specific inquiries, Edgemark Commercial Real Estate Services will handle Site Visits at the Property.

Additional information can be found in the data room at missioncapital.securevdr.com

Disclaimer:

THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE REO 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 THE PROPERTY. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED PURCHASE AND SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

NEW YORK CITY

32 Avenue of the Americas
Suite 2100

New York, NY 10013

Tel: 212-925-6692

Fax: 646-607-8132

PALM BEACH GARDENS

11390 N. Jog Road
Suite 102

PB Gardens, FL 33418

Tel: 561-622-7022

Fax: 561-622-9959

AUSTIN

1120 S. Capital Texas Hwy
Suite 150

Austin, TX 78746

Tel: 512-327-0101

Fax: 512-327-0112

NEWPORT BEACH

620 Newport Center Dr
Suite 680

Newport Beach, CA 92660

Tel: 949-706-3001

Fax: 646-607-8132

MOBILE

11 North Water Street
Suite 1021

Mobile, AL 36602

Tel: 212-941-2269

Fax: 646-607-8132