

# SALE ANNOUNCEMENT

## \$39,523,404 Non-Performing Loan Sale – Two Assets

|                     |   |
|---------------------|---|
| <b>COLLATERAL:</b>  | Office & Retail                                       |
| <b>LOCATION:</b>    | Florida and Maryland                                  |
| <b>PERFORMANCE:</b> | Maturity Default and Non-Performing                   |
| <b>SALE:</b>        | Investors May Bid Assets Individually or Collectively |

### Overview

\$39,523,404 Non-Performing Loan Sale (the “Loan Sale”) conducted by Mission Capital Advisors, LLC (“Mission” or “Loan Sale Advisor”) on behalf of a CMBS Special Servicer (“Seller”).

### Sale Structure

Mission has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of two non-performing commercial loans secured by first-liens on an office and a retail asset located in Tallahassee, FL and Edgewater, MD, respectively (the “Loans”, “Assets”, or the “Portfolio”). The Loans are 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: **(a) either loan individually, or (b) both loans collectively, pursuant to the Loan 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 Loans.

The sale must be completed according to the timeline attached hereto.

### Highlights & Summary

The Loan Sale offers Prospective Bidders an opportunity to acquire non-performing loans currently in foreclosure.

- Collateral for the office loan is located in Tallahassee, FL.
- Collateral for the retail loan is located in Edgewater, MD.
- Foreclosure has been initiated on each of the respective Assets and is expected to occur in the month of October. A Receiver was appointed in March 2015 for the MD asset.

#### Florida Asset

- The property is located approximately 10 miles northeast of the Tallahassee CBD. The property is located on US Route 90, with good access and visibility.
- The property is 92.7% occupied as of June 2016 by two government tenants.

#### Maryland Asset

- The asset is shadow anchored by a national grocer and discount department store. The property is located approximately 10 miles southwest of the U.S. Naval Academy.
- The property is 73.5% occupied as of May 2016. Tenants include a mixture of restaurants, retail, and lifestyle/wellness service providers.

| Mission ID      | Current UPB         | Original Balance    | Origination Date | Maturity Date  | Interest Rate | Rate Type | Status                            |
|-----------------|---------------------|---------------------|------------------|----------------|---------------|-----------|-----------------------------------|
| FL-1            | \$28,474,100        | \$34,500,000        | 3/15/05          | 4/1/15         | 6.06%         | Fixed     | Non-Performing (Maturity Default) |
| MD-1            | \$11,049,304        | \$12,600,000        | 5/16/05          | 6/1/15         | 5.39%         | Fixed     | Non-Performing (Maturity Default) |
| <b>Total/WA</b> | <b>\$39,523,404</b> | <b>\$47,100,000</b> | <b>4/1/05</b>    | <b>4/18/15</b> | <b>5.87%</b>  |           |                                   |

| Mission ID      | Collateral Type | Location        | Occupancy     | Occupancy | SF             | Site Size (Acres) | Year Built |
|-----------------|-----------------|-----------------|---------------|-----------|----------------|-------------------|------------|
| FL-1            | Office          | Tallahassee, FL | 92.7%         | Jun-16    | 291,288        | 32.39             | Various    |
| MD-1            | Retail          | Edgewater, MD   | 73.5%         | May-16    | 60,039         | 5.05              | 2003       |
| <b>Total/WA</b> |                 |                 | <b>87.33%</b> |           | <b>351,327</b> | <b>37.44</b>      |            |

## Sale Structure

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](http://www.missioncap.com/transactions). Included in the Due Diligence Materials will be an Asset Summary for the Assets (the "Asset Summary") prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller's required form of Loan Sale Agreement (the "Loan Sale Agreement").

Mission is soliciting non-contingent final bids for the Loans. Prospective Bidders are required to complete 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 Loan 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 detailed loan documents, pay histories, 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](mailto: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, Borrower, Borrower affiliates or Guarantors are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.**

## Loan Sale Agreement

**The Seller will make its required form of Loan Sale Agreement available for review to Final Bidders. Pursuant to the Loan Sale Agreement, the Seller is selling its Loans subject only to those representations and warranties explicitly stated in the Loan 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, August 3, 2016     |
| Initial Data Distribution       | Friday, August 5, 2016        |
| Indicative Bid Date             | Tuesday, August 23, 2016      |
| Best & Final Bid Date           | Tuesday, September 13, 2016   |
| Winning Bidder Selected         | Wednesday, September 14, 2016 |
| 10% Non-Refundable Deposit Due  | Thursday, September 15, 2016  |
| Closing Date                    | Thursday, September 22, 2016  |

## Disclaimer

THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE LOANS FROM THE LOAN SALE, AT ANY TIME. THIS OFFERING MEMORANDUM HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE LOANS. 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 LOAN SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

## Mission Capital Contacts

### Asset Sale Discussions

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