



SALE ANNOUNCEMENT

\$27,043,133

CMBS SPECIAL SERVICER
COMMERCIAL LOAN OFFERING

SEPTEMBER 2016



Sale:	\$27,043,133 CMBS Special Servicer Loan Sale
Collateral:	Office & Distribution Facility
Location:	South Deerfield, MA
Performance:	Non-Performing

Sale Overview

\$27,043,133 CMBS Special Servicer Commercial 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 a loan secured by a first-lien mortgage on an office building and distribution facility located in South Deerfield, MA (the “Loan” or “Asset”). The Loan 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 Loan 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 Loan.

Sale Highlights

The Loan Sale offers Prospective Bidders an opportunity to acquire a non-performing CMBS loan secured by a mortgage on an office property and distribution facility located in South Deerfield, MA.

- The property consists of a 75,580 sf office building and a 256,000 distribution facility that is 100% occupied by a single NNN tenant.
- The single tenant utilizes the built-to-suit property as their corporate headquarters and recently executed the first of their nine five-year renewal options.
- The loan is in payment default due to a recently signed extension agreement with a renewal rental rate that is insufficient to cover current debt service.
- Tenant is a subsidiary of a credit rated, multibillion-dollar company.
- The sale must be completed according to the timeline attached hereto; investors will be required to finalize the Loan Sale Agreement prior to the final bid date.

Loan Information	
Status	Non-Performing
Origination Date	9/27/06
Maturity Date	10/1/36
Current UPB	\$27,043,133
Current UPB PSF	\$81.56
Original Balance	\$28,800,000
Interest Rate	5.87%
Rate Type	Fixed
Lien Position	First

Collateral Information	
City, State	South Deerfield, MA
Property Type	Office & Distribution Facility
Office	75,580 SF
Distribution Facility	256,000 SF
Year Built	2000 & 2001
Site Size (Acres)	41.92
Occupancy	100.00%
Occupancy Type	Single-Tenant
Occupancy as of	Sep-16

Loan 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 market.missioncap.com. Included in the Due Diligence Materials will be an Offering Memorandum for the Asset (the "Offering Memorandum") prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller's required form of Agreement for Sale and Purchase of the Loan (the "Loan Sale Agreement").

Mission is soliciting non-contingent final bids for the Loan. 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 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. **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 Loan 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.



Loan Sale Timeline

SALE ANNOUNCEMENT DISTRIBUTED	Thursday, September 29, 2016
INITIAL DATA DISTRIBUTION	Monday, October 3, 2016
INDICATIVE BID DATE	Thursday, October 20, 2016
BEST & FINAL BID DATE	Friday, October 28, 2016
WINNING BIDDER SELECTED	Monday, October 31, 2016
CLOSING DATE	Friday, November 4, 2016

Contact Information

MISSION CAPITAL ADVISORS, LLC
New York Office: 212 925 6692

Will Sledge
Managing Director
wsledge@missioncap.com

Kyle Kaminski
Director
kkaminski@missioncap.com

Don Pavlov
Analyst
dpavlov@missioncap.com

Michael Britvan
Managing Director
mbritvan@missioncap.com

Adam Grant
Vice President
agrants@missioncap.com

Disclaimer:

THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSETS FROM THE LOAN SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSETS. 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