

# SALE ANNOUNCEMENT

## Office REO Sale

PROPERTY TYPE:	Office Building
LOCATION:	Ashwaubenon (Green Bay), WI
PERFORMANCE:	REO

### Overview

Office Building REO Sale (the “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 51,772 sf office building located in Ashwaubenon, WI (the “Asset” or the “Property”). 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 Property, 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 & Asset Summary

The Asset Sale offers Prospective Bidders an opportunity to acquire a stabilized office building built in 1979 and renovated in 2002 that is 89.0% occupied exclusive of the garden level (67.3% inclusive) as of July 2016.

- The Property’s tenant spaces are broken up as follows:
  - 2 large office spaces (12,353 & 13,045 sf)
  - 1 medium office space (7,786 sf)
  - 2 small office spaces (1,454 & 2,747 sf) - Vacant
  - Dock space (724 sf)
  - 1 garden-level space (12,265 sf) - Vacant
- The Property is well-located with three access points along Ridge Road, Centennial Street, and Waube Lane. The Asset is less than half a mile west of US-41 and less than a mile south of WI-172.
- The Property is situated approximately two miles south of Lambeau Field, home of the NFL’s Green Bay Packers. A \$120mm investment is being made in the 34 acres around the stadium which is expected to contain a 10-acre public plaza, as well as major commercial, residential, and retail developments.

Property Type	Office Building
Property Location	Ashwaubenon, WI
Year Built	1979/2002
Site Size (Acres)	6.85
SF (GLA)	50,386
Occupancy	67.3%

## 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, has 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 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 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](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. 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:

Asset Sale Timeline	
Event	Date
Sale Announcement Distributed	Friday, September 16, 2016
Initial Data Distribution	Friday, September 16, 2016
Indicative Bid Date	Wednesday, October 5, 2016
Scheduled Site Visits	TBD (After Indicative Bid)
Best & Final Bid Date	Wednesday, October 26, 2016
Winning Bidder Selected	Thursday, October 27, 2016
10% Non-Refundable Deposit Due	Friday, October 28, 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 SALE ANNOUNCEMENT 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 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.

## Mission Capital Contacts

### Asset Sale Discussions

Michael Britvan  
mbritvan@missioncap.com

Adam Grant  
agrant@missioncap.com

### Data Requests

Don Pavlov  
dpavlov@missioncap.com

### Additional Contacts

Wm. David Tobin  
dtobin@missioncap.com

Joseph A. Runk  
jrunk@missioncap.com

Stephen Emery  
semery@missioncap.com

Will Sledge  
wsledge@missioncap.com

Chad Coluccio  
ccoluccio@missioncap.com

Jason Cohen  
jcohen@missioncap.com

Jordan Ray  
jray@missioncap.com

Tom Hall  
thall@missioncap.com

Kyle Kaminski  
kkaminski@missioncap.com

Balin Michael  
bmichael@missioncap.com

Jon Schwartz  
jschwartz@missioncap.com