



SALE ANNOUNCEMENT

\$36,007,646

CMBS SPECIAL SERVICER
COMMERCIAL LOAN OFFERING

SEPTEMBER 2016



\$36.01MM CMBS SPECIAL SERVICER COMMERCIAL LOAN OFFERING

SALE:	\$36,007,646 Commercial Loan Sale
COLLATERAL:	Retail, Office
LOCATION:	Georgia, New Mexico, New York
PERFORMANCE:	Non-performing

Sale Overview

\$36,007,646 CMBS Special Servicer Commercial Loan Offering conducted by Mission Capital Advisors, LLC, in conjunction with Ten-X (collectively the “Advisors”) on behalf of a CMBS Special Servicer (“Seller”).

Sale Structure

Mission Capital Advisors, LLC, in conjunction with Ten-X is pleased to present the sale of a portfolio of non-performing commercial loans secured by retail and office assets located in Georgia, New Mexico, and New York (the “Loans”, “Assets”, or “the Portfolio”).

On behalf of the Seller, the Advisors are soliciting non-contingent final bids, via the Ten-X bid platform, from prospective bidders (the “Prospective Bidders”) for the purchase of individual Assets on an asset-by-asset basis pursuant to the Asset Sale timeline attached hereto. Investors may bid (a) individual Assets or (b) any combination of Assets.

Please note: In order to purchase multiple assets, investors must submit individual bids on each asset via the Ten-X platform.

Asset Pages

For detailed due diligence data, please register for the sale and execute the confidentiality agreement(s) at:

[N192-505](#)

[N192-506](#)

[N192-507](#)

[N192-508](#)

Sale Highlights

The Asset Sale offers Prospective Bidders an opportunity to acquire commercial loans secured by income-producing, office and retail real estate located in strong markets.

- The Advisors will conduct an auction process for the Assets. Prospective bidders will be required to execute a confidentiality agreement via Ten-X.com and then be provided access to an online archive data room containing all due diligence materials.
- Winning bidder will be required to complete all asset level and legal due diligence prior to execution of the Loan Sale or Purchase and Sale Agreement (“Agreement”). The Agreement must be executed no later than 2 hours following winning bidder notification. The Hard Money Deposit in the amount of 10% of Purchase Price will be due 24 hours following execution of the Agreement.

See Ten-X site for additional details regarding registration and bidder rules.

- As part of its overall asset-management strategy, the Seller regularly transacts in the secondary market. Mission has represented the Seller in this regard since 2005.
- The portfolio features three retail assets (229,286 SF) and two office assets (139,448 SF). Both New York Assets have receivers in place.
- The New Mexico Asset is anchored by a nationally known grocery tenant. The Yonkers Asset is anchored by a nationally known drug store tenant.
- Asset details may be found on the following page.
- You may contact Mission Capital Advisors, LLC concerning any due diligence questions.

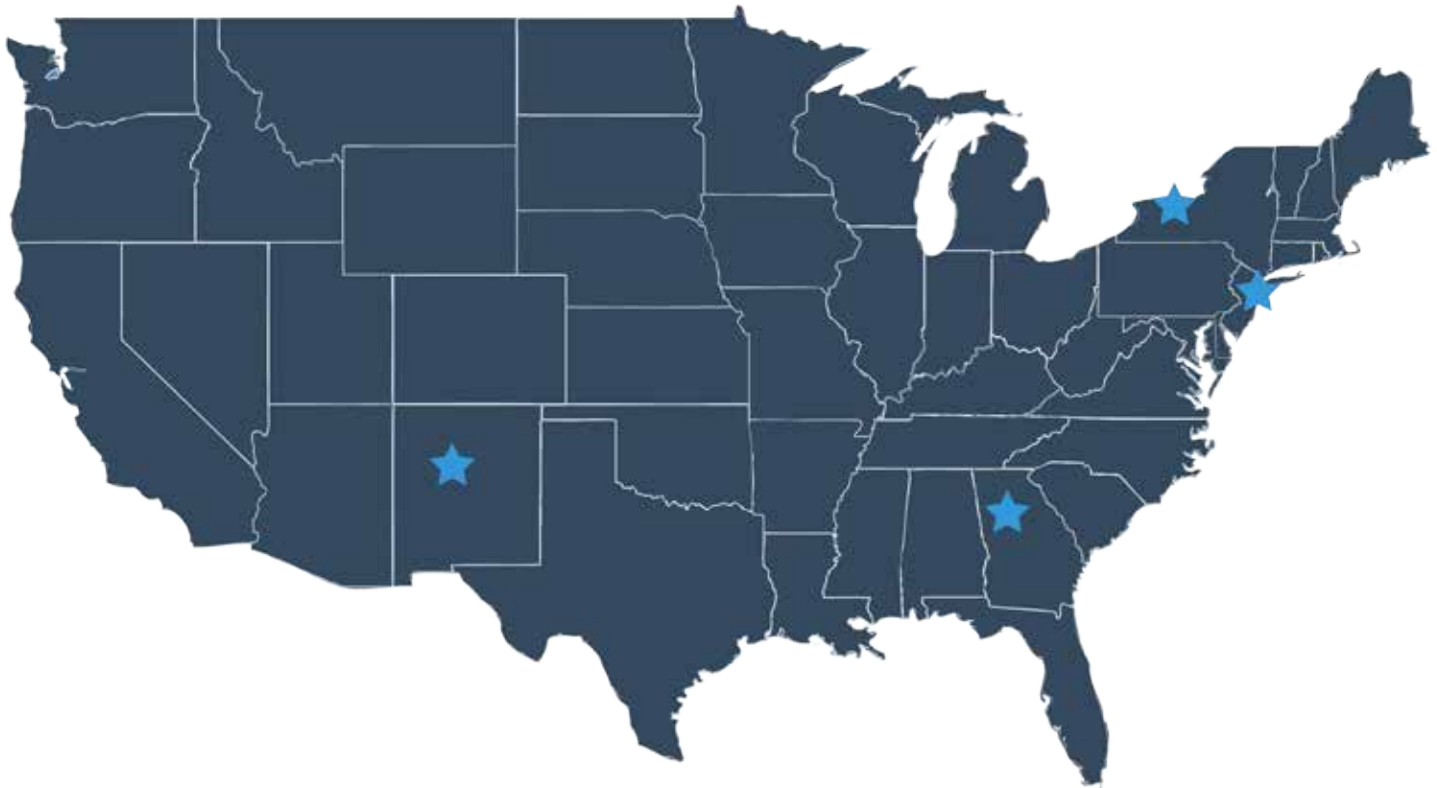
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PORTFOLIO STRATIFICATIONS

Ten-X ID	Status	UPB	Property Type	Location	Year Built / Renovated	Units	Occupancy %	Occupancy Date
N192-505	Nonperforming	\$9,766,311	Retail	Albuquerque, NM	1989	105,758	73.8%	5/31/16
N192-506	Nonperforming	\$9,084,571	Office	Decatur, GA	1966 / 1996	90,986	49.7%	5/31/16
N192-507	Nonperforming	\$9,197,053	Retail	Yonkers, NY	1972 / 1999 & 2013	56,361	62.3%	8/31/16
N192-508	Nonperforming	\$7,959,711	Retail / Office	Rochester, NY	1989	115,721	86.8%	8/31/16
4		\$36,007,646				368,826	70.2%	7/12/16

Investors may bid (a) individual Assets; (b) any combination of Assets; or (c) the entire Portfolio

COLLATERAL MAP



\$36.01MM CMBS SPECIAL SERVICER COMMERCIAL LOAN OFFERING

Timeline

SALE ANNOUNCEMENT DISTRIBUTED	Tuesday, September 20, 2016
"BEST AND FINAL" AUCTION DATE	Wednesday, November 2, 2016 via Ten-X Platform

A Buyer's Premium 5% of the Winning Bid Amount will apply (a minimum may apply).



Contact Information

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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.

TEN-X

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Cyrus Khadivi
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TEN-X will host on its website the electronic Confidentiality Agreement submission as well as the online secured data vault. All interested parties will be required to register with **TEN-X** in order to access the property-related data and participate in the Sale.

TEN-X will also host on its website the live online auction on the "Best and Final" Auction Date. Final Bidders will be limited to qualified, registered investors.

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