

SALE ANNOUNCEMENT

\$2,096,453 Commercial Mortgage Loan Sale

SALE:	\$2,096,453 Commercial Mortgage Loan Sale
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COLLATERAL:	Hospitality and Multifamily
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LOCATION:	Philadelphia, PA
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PERFORMANCE:	Forbearance
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Overview

\$2,096,453 Commercial Mortgage Loan Sale (the “Loan Sale”) conducted by Mission Capital Advisors, LLC (“Mission” or “Loan Sale Advisor”) on behalf of a unidentified Seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of a loan secured by first-lien mortgages on a hotel and two multifamily properties located in Philadelphia, PA (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.

Highlights & Summary

The Loan Sale offers Prospective Bidders an opportunity to acquire a recently modified loan secured by mortgages on a hotel and two multifamily properties located in Philadelphia, PA.

- The loan was restructured in September 2016 to consolidate three related loans.
- The loan has an attractive rate of 8.00%.
- Combined collateral values give the loan an LTV under 60%.
- The collateral properties are well located in the Center City and Lower North neighborhoods of Philadelphia.
- The ground floor of the hospitality property is occupied by a bar/restaurant tenant.
- As of March 2016, the multifamily properties have a combined occupancy over 90% by unit count.
- 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 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 INFORMATION

Status	Forbearance
Forbearance Date	9/9/2016
Maturity Date	9/9/2021
Current UPB	\$2,096,453
Original Balance	\$2,096,453
Interest Rate	8.00%
Rate Type	Fixed
Lien Position	First
Amortization (Years)	25

COLLATERAL #1 INFORMATION

City, State	Philadelphia, PA
Property Type	Hospitality
Keys	12
Hotel Occupancy (Estimated)	35%
Hotel Occupancy Date (Estimated)	January 2010
Ground Floor Occupancy	100%
Ground Floor Occupancy Date	October 2016

COLLATERAL #2 INFORMATION

City, State	Philadelphia, PA
Property Type	Multifamily
Units	7
NSRF	7,685
Occupancy	100%
Occupancy Date	March 2016

COLLATERAL #3 INFORMATION

City, State	Philadelphia, PA
Property Type	Multifamily
Units	4
NSRF	3,476
Occupancy	75%
Occupancy Date	March 2016

Timeline

The transaction contemplated herein has been scheduled as follows:

LOAN SALE TIMELINE	
EVENT	DATE
Sale Announcement Distributed	Thursday, October 13, 2016
Initial Data Distribution	Monday, October 17, 2016
Indicative Bid Date	Tuesday, November 01, 2016
Best & Final Bid Date	Wednesday, November 16, 2016
Winning Bidder Selected	Thursday, November 17, 2016
10% Non-Refundable Deposit Due	Friday, November 18, 2016
Closing Date, On or Before	Tuesday, November 29, 2016

Disclaimer

THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE LOAN 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 LOAN. 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

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