

SALE ANNOUNCEMENT

\$19,759,398 COMMERCIAL LOAN PORTFOLIO SALE – 7 RELATIONSHIPS

Sale: \$19,759,398 Commercial Loan Portfolio Sale – 7 Relationships

Collateral: CRE, Land, & Resi

Location: GA (35.4%), IN (32.7%), WI (18.2%), FL (9.1%), NC (4.6%)

Performance: Performing

Overview

\$19,759,398 Commercial Loan Portfolio Sale (the “Loan Sale”) conducted by Mission Capital Advisors, LLC (“Mission” or “Loan Sale Advisor”) on behalf of an unidentified Seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of a portfolio of performing and non-performing commercial loans secured by various real estate and business assets located in the Southeastern and Midwestern United States (the “Portfolio”, “Loans” or “Assets”). 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) any relationship individually, (b) any combination of relationships, or (c) the entire Portfolio** pursuant to the Loan Sale timeline attached hereto.

Relationship	Loan Count	UPB	Primary Collateral	Primary Collateral State
IN-1	1	\$6,459,456	Hospitality	IN
GA-1	1	\$3,649,285	Lots	GA
WI-1	3	\$3,592,544	Resi	WI
GA-2	1	\$1,961,318	Multifamily	GA
FL-1	1	\$1,792,863	Office	FL
GA-3	1	\$1,385,793	Retail	GA
NC-1	1	\$918,138	Restaurant	NC
Grand Total	9	\$19,759,398		

Highlights & Loan Summary

The Loan Sale offers Prospective Bidders the opportunity to acquire a Portfolio of performing and non-performing assets secured by various collateral types located in the Southeastern and Midwestern United States.

- Loan relationships are being offered individually, allowing investors the opportunity to bid on assets that meet their acquisition criteria.
- The Portfolio offers investors an attractive WAC of 5.7%.
- 99% of the Loans in the Portfolio are performing.
- 53% of the Loans in the Portfolio have completed bankruptcy. All of these Loans are performing.
- 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.

Bids are Being Taken on 7 Individual Relationships, Detailed as Follows:

Relationship	Loan Count	Relationship UPB	% UPB	Original Note Dt	Maturity Date	Current Rate	Rate Type	WA Days PD	BK Status	Primary Collateral Type	Primary Collateral State
IN-1	1	\$6,459,456	32.7%	12/4/2007	1/1/2018	6.5%	Fixed	0	No	Hospitality	IN
GA-1	1	\$3,649,285	18.5%	3/4/2008	5/1/2017	6.3%	Fixed	0	Completed	Lots	GA
WI-1	3	\$3,592,544	18.2%	9/15/2012	9/15/2019	4.5%	Fixed	4	Completed	Resi	WI
GA-2	1	\$1,961,318	9.9%	11/7/2007	11/17/2017	5.3%	Fixed	0	Completed	Multifamily	GA
FL-1	1	\$1,792,863	9.1%	1/24/2008	1/24/2018	1.7%	Floating	0	No	Office	FL
GA-3	1	\$1,385,793	7.0%	8/3/2006	11/30/2017	7.6%	Fixed	0	Completed	Retail	GA
NC-1	1	\$918,138	4.6%	5/12/2008	9/30/2018	8.5%	Floating	13	No	Restaurant	NC
Grand Total	9	\$19,759,398	100%	10/8/2008	3/17/2018	5.7%		1			

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

Mission is initially soliciting indicative bids for the Assets. Prospective Bidders are encouraged review the Due Diligence Materials and submit indicative bids in accordance with the proposed timeline

After receipt of indicative bids, Mission, in conjunction with the Seller, will select Final Bidders 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 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.

Timeline

The transaction contemplated herein has been scheduled as follows:

Loan Sale Timeline	
Event	Date
Sale Announcement Distributed	Tuesday, October 25, 2016
Initial Data Distribution	Thursday, October 27, 2016
Indicative Bid Date	Tuesday, November 15, 2016
Best & Final Bid Date	Thursday, December 01, 2016
Winning Bidder Selected	Friday, December 02, 2016
10% Non-Refundable Deposit Due	Monday, December 05, 2016
Closing Date	Monday, December 12, 2016

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.

Mission Capital Contacts

Loan Sale Discussions

Tom Hall
thall@missioncap.com

Michael Britvan
mbritvan@missioncap.com

Kyle Kaminski
kkaminski@missioncap.com

Data Requests

Balin Michael
bmichael@missioncap.com

Jonathan Schwartz
jschwartz@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

Adam Grant
agrant@missioncap.com

Don Pavlov
dpavlov@missioncap.com