

# SALE ANNOUNCEMENT

## \$6,443,508 Commercial Mortgage Loan Sale

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<b>SALE:</b>	\$6,443,508 Commercial Mortgage Loan Sale
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<b>COLLATERAL:</b>	Limited Service Hotel
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<b>LOCATION:</b>	Indianapolis, IN
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<b>PERFORMANCE:</b>	Non-Performing
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### Overview

\$6,443,508 Commercial Mortgage Loan 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 loan secured by a first-lien mortgage on a limited service hotel located in Indianapolis, IN (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.

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.

### Highlights & Loan Summary

The Loan Sale offers Prospective Bidders an opportunity to acquire a hospitality loan secured by a mortgage on a flagged, limited service hotel located in Indianapolis, IN.

- The Loan is secured by a 123-room, flagged hotel located approximately eight miles east of downtown Indianapolis with excellent access to I-70 and I-465.
- A strong business demand is supported by the property’s close proximity to an industrial park with over 1.8 million square feet of light industrial and office space. The property is also proximate to many leisure demand drivers including the Warren Performing Arts Center and the Washington Square Shopping Mall.
- Amenities at the property include an indoor swimming pool with Jacuzzi, fitness facility, business center, complimentary breakfast, laundry/valet service and room service.
- The property has increased occupancy 8.6% year-over-year and maintained ADR and RevPar levels inline with its competitive set.

## Loan Information

Status	Origination Date	Maturity Date	Current UPB	Original Principal Amount	Interest Rate	Rate Type	Loan Purpose
Non-Performing	12/4/2007	1/1/2018	\$6,443,508	\$7,720,000	6.53%	Fixed	Acquisition

## Collateral Information

Property Type	Lien	City, State	Total Site Size	Year Built / Renovated	Keys	Occupancy TTM	Occupancy Date
Limited Service Hotel	First	Indianapolis, IN	1.90 (acres)	1989 / 2009	123	70.60%	3Q16

## 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](http://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](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. 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.**

## Timeline

The transaction contemplated herein has been scheduled as follows:

Loan Sale Timeline	
Event	Date
Sale Announcement Distributed	Thursday, December 15, 2016
Data Room Access	Monday, December 19, 2016
Indicative Bid Date	Thursday, January 12, 2017
Best & Final Bid Date	Tuesday, January 31, 2017
Winning Bidder Selected	Wednesday, February 01, 2017
10% Non-Refundable Deposit Due	Monday, February 06, 2017
Closing Date	Monday, February 13, 2017

## 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

### Loan Sale Discussions

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