

SALE ANNOUNCEMENT

\$17,635,954 CMBS Special Servicer Loan Sale

SALE:	\$17,635,954 CMBS Special Servicer Loan Sale
COLLATERAL:	Multifamily
LOCATION:	Millcreek Township (Erie), PA
PERFORMANCE:	Foreclosure

Overview

\$17,635,954 CMBS Special Servicer Loan Sale (the “Loan Sale”) conducted by Mission Capital Advisors, LLC (“Mission” or “Loan Sale Advisor”) on behalf of a CMBS Special Servicer (“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 multifamily property located in Millcreek Township, 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 bids for the Loan.

The sale must be completed according to the timeline attached hereto.

Highlights & Summary

The Loan Sale offers Prospective Bidders an opportunity to acquire a non-performing CMBS loan secured by a cash flowing multifamily property located in Millcreek township, PA.

- The loan sale represents an excellent value-add opportunity for an investor seeking to obtain title to a property offering significant upside to a potential owner willing to meaningfully invest in repairs and renovations which could result in major occupancy gains and rent increases.
- Foreclosure Judgement was entered by the court on December 7, 2016. A Receiver was appointed by the court on December 22, 2016.
- The 735-unit, Class C, complex is located near both Millcreek Mall, a 2.2mm sf enclosed mall; and Peach Street Marketplace, a 1mm sf super power center.
- Amenities at the complex include an outdoor swimming pool, picnic areas, common laundry area, and on-site surface parking area. Individual units amenities include a balcony/patio and fully equipped kitchen with an electric oven/range combination, garbage disposal, dishwasher, microwave, and refrigerator/freezer
- The market vacancy rate for the property’s submarket is approximately 2.2%.

LOAN INFORMATION

Status	Non-Performing
Original Balance	\$19,200,000
Current Balance	\$17,635,954
Balance Per Unit	23,995
Interest Rate	5.98%
Rate Type	Fixed
Origination Date	2/28/2007
Maturity Date	3/1/2017
Last Payment Date	7/1/2016

COLLATERAL INFORMATION

City, State	Millcreek Township, PA
Site Size (acres)	55.63
Collateral NRSF	499,090
Total Units	735
Year Built/Renovated	1973/2010
Parking Spaces/ Parking per Unit	550/0.7
Zoning	R4
Current Occupancy (By Unit Count)	47.89%
Occupancy Date	January 2017

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 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 Loan (the "Loan Sale Agreement").

Mission is soliciting non-contingent final bids for the Asset. Prospective Bidders are required to complete final due diligence before submitting **non-contingent offers on the Bid Date (the acceptance of which by Seller will require immediate execution of Loan Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit). No obligation to sell shall be binding on seller unless and until a written contract of sale or loan sale agreement is signed and delivered by seller.**

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 Process

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	Monday, January 23, 2017
Initial Data Distribution	Tuesday, January 24, 2017
Indicative Bid Date	Thursday, February 09 2017
Best & Final Bid Date	Thursday, March 02, 2017
Closing Date, On or Before	Thursday March 16, 2017

Disclaimer

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR LOAN SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. 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

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