

SALE ANNOUNCEMENT

\$13,062,012 REO and Loan Bulk Sale

COLLATERAL: Commercial and Residential Lots and Land, SFR, and Unsecured

LOCATION: AZ, GA, MO, NC, SC, and WA

PERFORMANCE: REO and Non-Performing

Overview

\$13,062,012 REO and Loan Bulk Sale (the “Asset Sale”) conducted by Mission Capital Advisors, LLC (“Mission” or “Asset Sale Advisor”) on behalf of an unidentified Seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a portfolio of REO and non-performing loans secured by various commercial and residential lots and land, and SFR located throughout the United States (the “Portfolio” or “Assets”). The Assets 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 **the entire portfolio** pursuant to the Asset Sale timeline attached hereto.

Mission, in conjunction with the Seller, and at the sole and absolute discretion of the Seller, will then invite multiple final bidders (the “Final Bidders”) to complete due diligence and submit non-contingent bids for the Assets.

Highlights & Asset Summary

The Asset Sale offers Prospective Bidders the opportunity to acquire REO and loans secured by commercial and residential lots and land, and SFR located throughout the United States.

- The bulk sale format allows for buyers to acquire real property along with notes secured by assets in diverse geographic locations with concentration in Missouri and the Southeast at an attractive basis.
- Bids for individual Assets may be considered, but will not receive preference by Seller.
- Unpaid principal balance at foreclosure for the REO assets totaled \$33,309,602.
- REO properties for sale vary in size from 1.35 to 327.65 acres, and range from one to 56 lots. Zoning types include commercial, residential, and agricultural uses.
- Complete asset listing table can be found in Exhibit A (pg. 4).

Sale Structure

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 Asset Sale Agreement for Sale and Purchase of Assets (the “Asset 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 Asset 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.

Asset Sale Agreement

The Seller will make its required form of Asset Sale Agreement available to Final Bidders. Pursuant to the Asset Sale Agreement, the Seller is selling its Assets subject only to those representations and warranties explicitly stated in the Asset Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.

Timeline

The transaction contemplated herein has been scheduled as follows:

Asset Sale Timeline	
Event	Date
Sale Announcement Distributed	Monday, April 17, 2017
Initial Data Distribution	Monday, April 17, 2017
Indicative Bid Date	Monday, May 08, 2017
Comments to Asset Sale Agreement Due	Monday, May 08, 2017
Best & Final Bid Date	Monday, June 12, 2017
Winning Bidder Selected	Wednesday, June 14, 2017
10% Non-Refundable Deposit Due	Friday, June 16, 2017
Closing Date	Friday, June 23, 2017

Mission Capital Contacts

Asset Sale Discussions

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Disclaimer

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR ASSET 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 ASSET 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 ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

Exhibit A – Asset Table

Asset ID	Balance / Balance at Foreclosure	Recent Value	Property Type	City	State	Asset Type
AZ - 1	\$9,663,216	\$3,280,000	Residential Lots	Flagstaff	AZ	REO
MO - 1	\$7,696,586	\$1,221,640	Commercial Land	Columbia	MO	REO
MO - 2	\$6,908,887	\$2,900,000	Commercial Land	Ozark	MO	REO
MO - 3	\$2,521,002	\$190,000	Residential Land	St. Robert	MO	REO
NC - 1	\$1,660,938	\$253,000	Residential Land	Murphy	NC	REO
MO - 4	\$1,559,048	\$1,470,000	Agricultural/Residential Land	St. Robert	MO	REO
SC - 1	\$1,372,773	\$122,500	Commercial Land	Bluffton	SC	REO
GA - 1	\$1,079,315	\$80,000	Residential Lots	Hiwassee	GA	REO
Unsc. - 1	\$974,203	NAP	Unsecured	-	-	Loan
Unsc. - 2	\$974,203	NAP	Unsecured	-	-	Loan
Unsc. - 3	\$649,469	NAP	Unsecured	-	-	Loan
GA - 2	\$486,750	\$140,000	Residential Lot	Riceboro	GA	REO
GA - 3	\$271,340	\$210,000	SFR	Thunderbolt	GA	Loan
GA - 4	\$228,895	\$1,192,919	Residential Land	Ellenwood	GA	Loan
MO - 5	\$216,762	\$190,000	Commercial Land	O'Fallon	MO	Loan
WA - 1	\$147,500	\$90,000	Residential Lot	Kalama	WA	REO
Total	\$36,410,887	\$11,340,059				